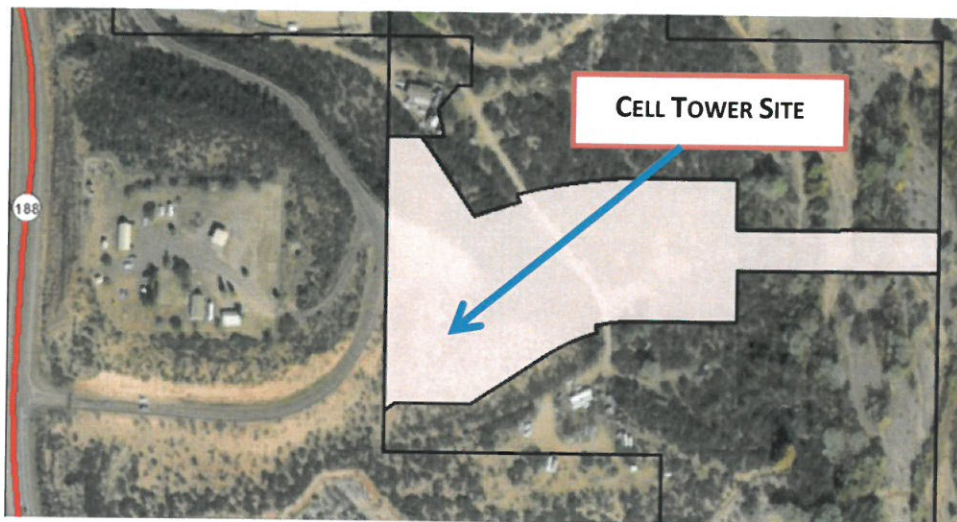




**STAFF REPORT
TO THE
PLANNING AND ZONING COMMISSION**



**CUP-18-02
Public Hearing
June 21, 2018
610 E. Highway 260
Payson, AZ**

I APPLICATION

Applicant Name	Crown Castle by Campbell A&Z, LLC
Applicant Address	2055 S. Stearman Drive, Chandler, AZ 85286
Site Address	NF71
APN Number	201-06-0007M
Current Zoning	R1-35
Application Number	CUP-18-02

II Purpose & Description

The purpose of the request is to permit a temporary Crown Castle Wireless Communication Facility in the R1-35 zoning district located in Punkin Center. This area is also known as the Gila County & ADOT Greenback Valley Road bridge project.

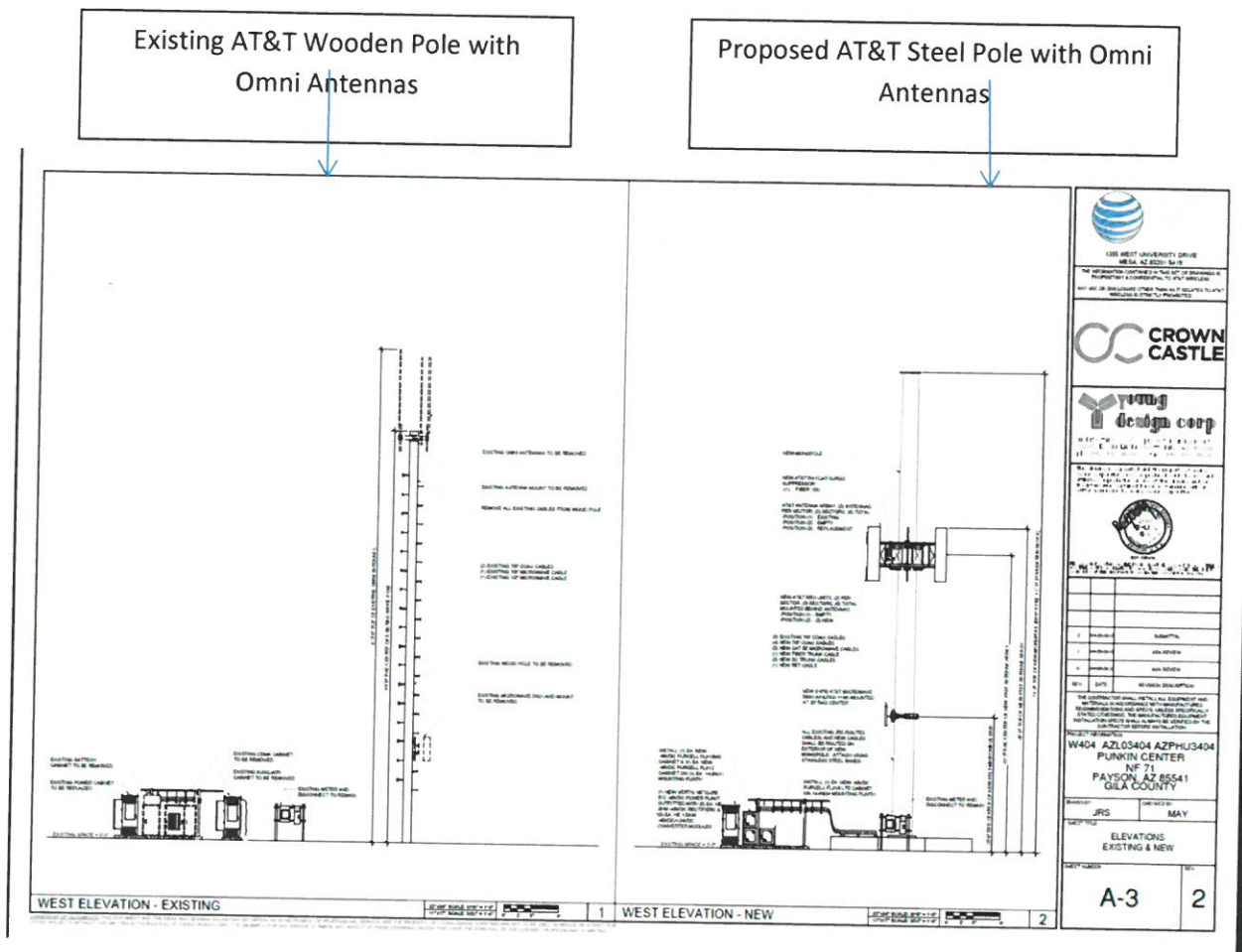
Specifically, the request is to replace an existing 61' wooden pole, which contains AT&T Omni antennae for its wireless facility known as W404 Punkin Center, with a 71' steel pole with new Omni antennas. The steel pole will be connected to an above ground ballast foundation system and will be temporary in nature until a permanent location is determined. A ballast system is a relocatable, engineered support system for a pole that does not require a pole foundation like a permanent pole. This makes it easy to be relocated to a permanent location; in this case, a final location determined once the Gila County and ADOT Greenback Valley Road project commences.

AT&T's wireless equipment will be upgraded to accommodate the replacement pole and will be located on the existing concrete pad which houses the existing equipment. The antennae array will be located at a height of 48' on the steel pole and a microwave dish will be situated on the pole at a height of 20'.

The replacement pole will serve the Punkin Center and Tonto Basin area and will improve both network coverage and enhanced digital voice and data services for customers.

Surrounding Land Uses:

North: General Unclassified
South: General Unclassified
East: Tonto National Forest
West: Hwy 188

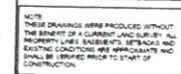


The proposed wireless facility will be located in the same area as the existing AT&T pole and equipment with a setback of 222'-9" from the front property line (Old State Route 188), 273'-2" from the northern property line, 280'-1" from the eastern property line and 164'-9" from the southern property line.

III Zoning Regulations

Per Section 103.8 of the County Zoning Ordinance, commercial communication towers (a.k.a. wireless communication facilities) are permitted in all zoning districts subject to approval of a Conditional Use Permit. All towers are required to be structurally engineered and shall not be located closer than its height to any adjacent property, public right of way or any unrelated structure unless accompanied by structurally engineered plans that eliminate the need for a fall zone. The proposed tower and related equipment are located in the same area as the existing pole with setbacks that far exceed the height of the tower.

Proposed Site Plan



IV Primary issue to consider

County Planning staff has no concern with the proposed AT&T replacement pole subject to a building permit being issued for construction.

V Analysis

County Planning staffs reviewed the materials provided by the applicant and find that the proposal meets the County Zoning Ordinance requirements for a commercial communications tower (Section 103.8) and will be harmonious and compatible with the neighboring uses.

VI Summary

In summary, County Planning staff believes that this Conditional Use Permit is supportable in that it meets County Zoning Ordinance requirements and the proposed wireless facility will not be detrimental to the surrounding area and will enhance wireless coverage in the immediate area.

VII Recommendation

Staff would recommend that the Planning and Zoning Commission grant approval of this application for a Conditional Use Permit subject to the conditions as shown below:

1. Any lighting shall be diverted away from any residential property in the area.
2. The facility shall be secure and vandal proof.
3. All other state, federal and local regulations shall be applicable.
4. A building permit shall be obtained for the replacement pole and related equipment.

Gila County Community Development Division
Planning & Zoning Department
745 N Rose Mofford Way, Globe, AZ 85501
(928) 402-8512, FAX 928-425-0829
or
608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR CONDITIONAL USE PERMIT

Date 5/1/18 File No.: CUP-18-02
Applicant Name Crown Castle by Campbell A&Z, LLC Phone No.: 602-616-8396
Mailing Address Crown, 2055 S Stearns Dr, Chandler AZ 85286
Signature: Michael J. Campbell Campbell: 6880 W Antelope Dr. Peoria AZ 85383
Owners Name Gila County Phone No.: 928-474-9276
Mailing Address 608 E highway 260, Payson AZ 85541
Signature _____
(If the applicant is not the owner of the subject property, the owner must sign the application authorizing the applicant to apply.)
Property Address NF71
Tax Assessor Parcel No. 201-06-007M
Legal Description Portion of the Northwest Quarter Section 14, Township 6North, Range 10 East
Current Zoning: R1-35 Requested Zoning: R1-35 with Wireless Communication Facility
CURRENT USE OF PROPERTY undeveloped lands

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary)

Proposed Wireless Communication Facility replacement pole at existing Wireless Communication Facility site on R1-35 lands, under ownership of Gila County. The 71' steel pole will replace an existing 63' wood pole that holds the omni antennas for AT&T Wireless site W404 Punkin Center. The steel pole location is temporary in nature as it is a surface mounted "ballast tower foundation system" that does not require ground penetration. The location is temporary as the parcel is part of the lands to be used for the new Greenback Valley Road bridge. A permanent location will follow.

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.

UTILITIES CURRENTLY AVAILABLE AT SITE: n/a Gas n/a Sewer n/a Water X Electric

If utilities are not available, describe how utilities will be provided _____

The Wireless Communication Facility will only utilize the electricity that is currently serving the AT&T facility.

The facility does not require gas, water or sewer services.

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY

Fee received: \$300.00 Check No. _____ Cash _____ Date: _____
PZC Legal Publication and Posting Date: _____ Hearing Date: _____
PZC Recommendation: _____

CAMPBELL A&Z, LLC

PROJECT NARRATIVE

To: Planning & Zoning Department
Gila County

From: Michael J. Campbell

Date: April 27, 2018

Re: Narrative for Conditional Use Permit
Crown Castle Wireless Communications Facility for AT&T Wireless

Crown Castle proposes to replace an existing 61' wood pole wireless communication facility with a new 71' steel pole located in Punkin Center, near the intersection of SR188 & NF-71.



PARCEL INFORMATION:

APN# 201-06-007M

Section Township North Range East

Zoning District: R1-35

Surrounding Zoning: North: RS-6, South: LC, East: RS-6, West: RS-6

Adjacent land uses: N: developed; S: developed; W: developed; E: developed

PROJECT:

Crown Castle proposes to replace an existing 61' wood pole with a new 71' steel pole on a ballast foundation system for AT&T Wireless. The replacement pole and existing equipment will serve the Punkin Center and Tonto Basin communities. The project includes the relocation of the AT&T Wireless antenna from the existing wood pole and the addition of new AT&T antennae onto the new steel pole at the site located on the Gila County owned parcel. The parcel is a part of the Gila County & ADOT Greenback Valley Road bridge project. The AT&T facility will be temporary

6880 W. Antelope Dr. Peoria, AZ 85383

623-376-6380, office
602-616-8396, mobile

CAMPBELL A&Z, LLC

in nature as the steel ballast foundation can be relocated upon due notice to a permanent location nearby at the time that Gila County and ADOT commence the Greenback project. The steel ballast system does not require a pole foundation into the ground; support for the pole is engineered into the ballast system.

The proposed Crown Castle wireless communications facility will consist of the following:

- Installation of a replacement 71' steel pole and the steel ballast foundation system
- Installation of the AT&T antenna array at the 44' level.
- Installation of the AT&T microwave dish at the 20' level..
- Upgraded AT&T equipment cabinets and power plant at the equipment area to support the AT&T network.
- All associated cables will be internal to the steel pole and then on cable trays to the equipment cabinets.
- Utilization of existing of electrical service from the local service providers. Upgraded as deemed necessary by the provider.
- The access route from NF-71/Old Highway 188, as noted in the site plan.

The proposed replacement steel pole will allow AT&T to improve their network coverage and eliminate coverage gaps based upon the existing antenna design. The upgraded facility will allow AT&T to serve their customers in the area with enhanced digital voice and data services.

REQUEST:

On behalf of Crown Castle, I respectfully submit this Wireless Communication Facility Conditional Use Permit package for review, comment and approval.

Please contact me at 602-616-8396, or via email at campbellaz1@earthlink.net if you have any questions and/or need additional information.

Sincerely,



Michael J. Campbell
Campbell A&Z, LLC

Attachments:

- CUP application
- Site Plan
- Aerial & Site photos
- \$300 payment

Gila County Punkin Center

AT&T Wireless W404
AZL03404
AZPHU3404
Crown Castle #858526

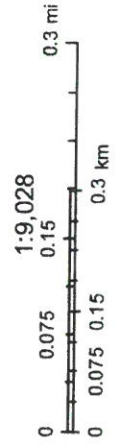
AT&T Wireless by
Crown Castle: location of
existing 61' wood pole
and replacement 71'
steel pole on ballast
foundation system

APN#201-06-007m

2 / 9 / 2018 11 : 28 : 35 AM

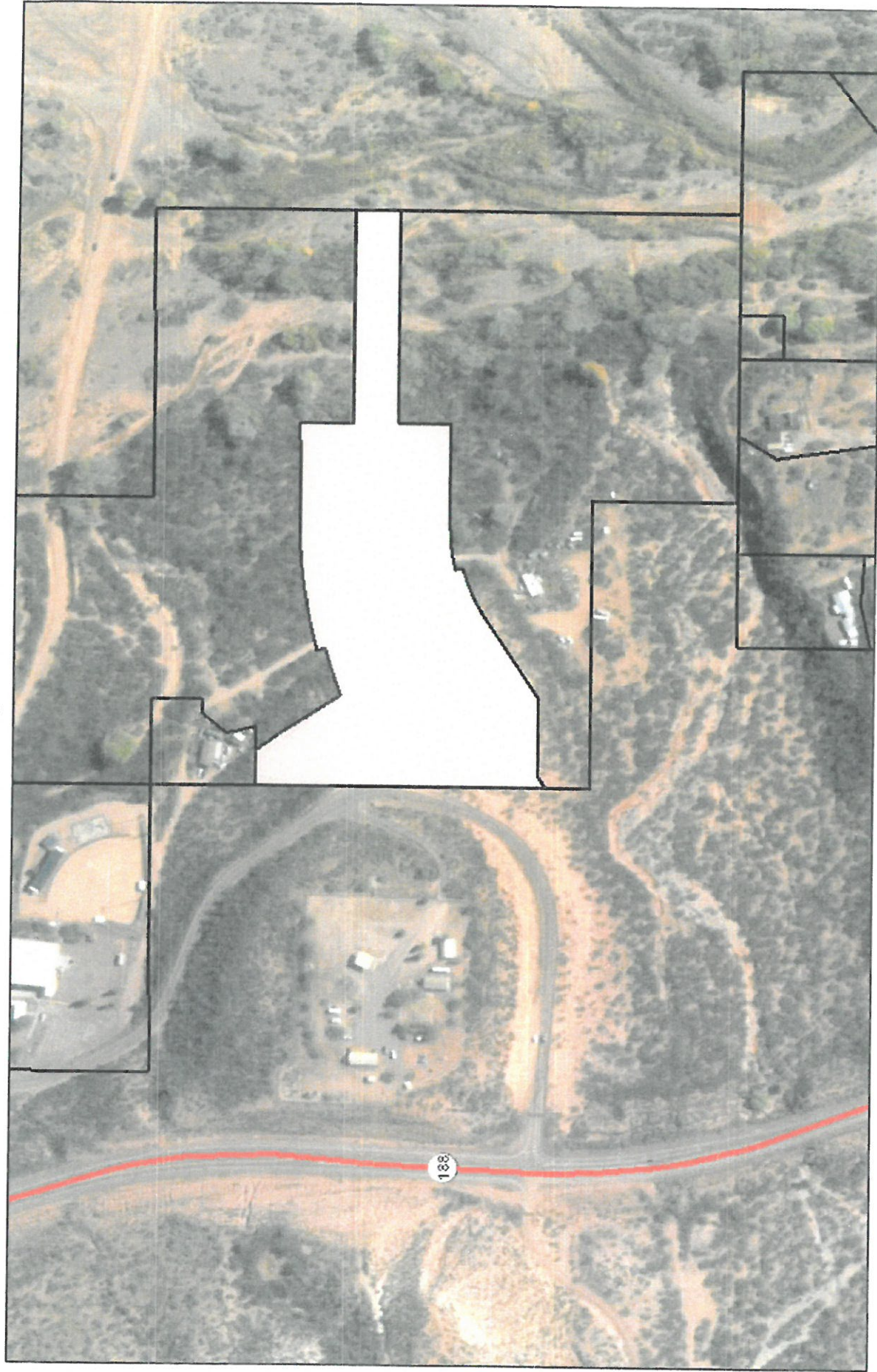
Gila County Roads

- US Highway
- Arizona Highway
- Other Road
- Gila County Parcels
- Gila County



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Gila County 201-06-007m



2 / 9 / 2018 11 : 14 : 38 AM

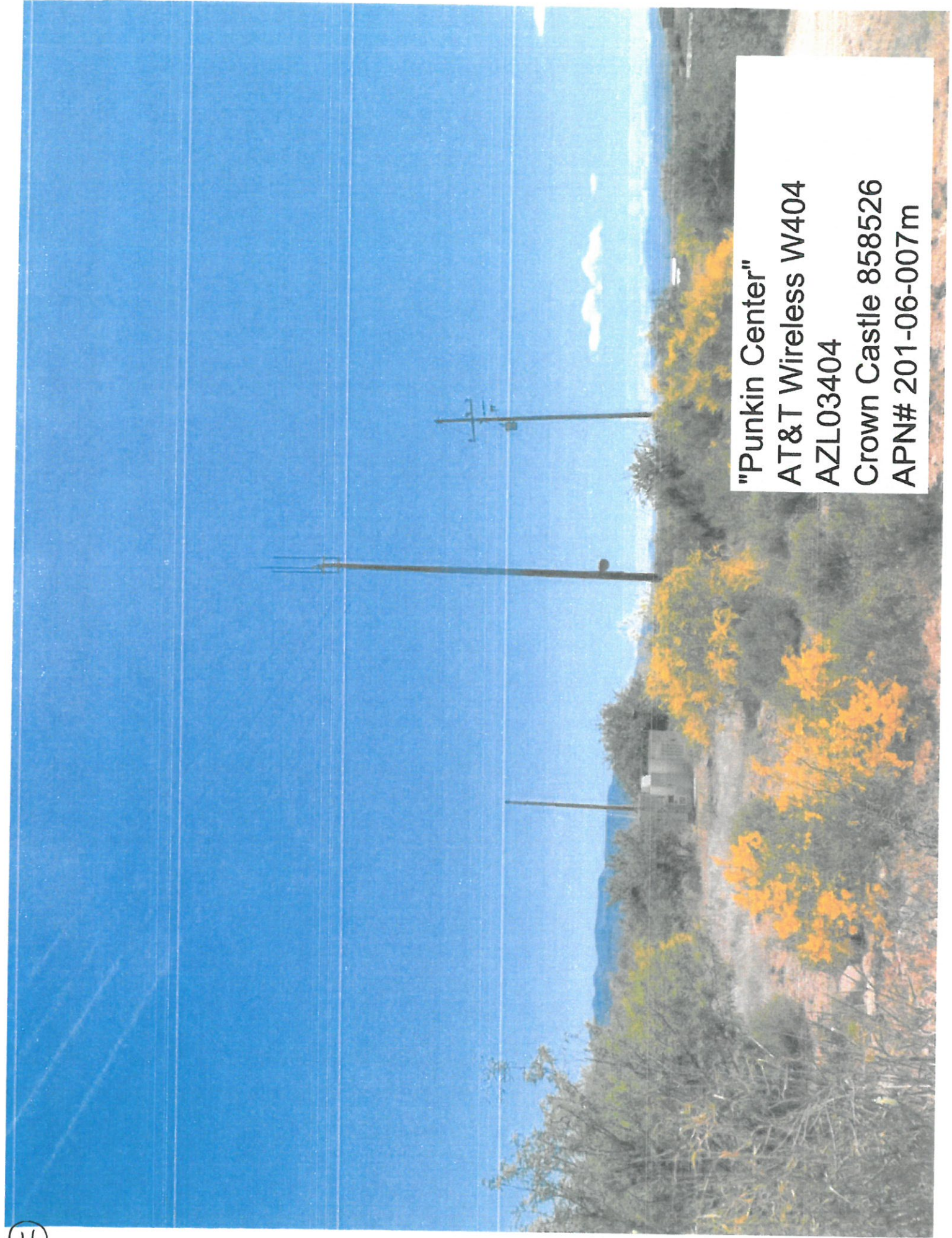
Gila County Roads

- US Highway
- Arizona Highway
- Other Road
- Gila County Parcels

1:4,514

0 0.035 0.07 0.14 mi
0 0.0425 0.085 0.17 km

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus
DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



"Punkin Center"
AT&T Wireless W404
AZL03404
Crown Castle 858526
APN# 201-06-007m

Gila County Property Report

Thursday, June 14, 2018

Account #: R099838770

Parcel #: 201-06-007M

Appraisal Year : 2018

Acct Type : County

Tax District : 3301

Map # : 06

Parcel Size : 9.24 acres

Owner Name and Address :

GILA COUNTY
1400 E ASH ST
GLOBE AZ 85501

Property Location :

No #
AZ MH Space

Business/Complex :**Property Sales History**

No Records Returned

Legal Description :

PARCEL DESC AS COMM AT THE NW COR OF THE E2 NW4 NW4 NW4; TH S0D01'42"W, 240.0' TO THE POB; TH N89D24'14"E, 81.36'; TH 65.91' ALG RGT CRV; TH S33D37'05"E, 161.12'; TH 114.44' ALG RGT CRV; TH N20D53'41"W, 20.11'; TH 309.12' ALG RGT CRV; TH N89D55'08"E, 215.14'; TH S0D04'52"E, 120.0'; TH N89D55'08"E, 487.55'; TH S0D0'10"E, 100.01'; TH S89D55'08"W, 486.32'; TH S0D04'52"E, 120.0'; TH S89D55'08"W, 215.14'; TH 123.15' ALG LFT CRV; TH S14D05'41"E, 10.01'; TH 133.33' ALG LFT CRV; TH S56D22'55"W, 215.26'; TH N89D25'56"W, 177.98'; TH S56D22'55"W, 34.02'; TH N0D01'53"E, 166.60'; TH N0D39'36"E, 381.51'; TH N0D39'54"E, 159.45' TO THE POB SEC 14 T6N R10E = 9.24 AC (OUT OF 201-06- 007H, -007J & -007K)

Building Count :

No Records Returned

Valuation:

Value Method:	Market	Full Cash Value (FCV):	\$45,010.00	Use Code:	9600
		Limited Value (LPV):	\$45,010.00	Property Use:	9600-COUNTY VACANT LAND DEFAULT
Assessment Ratio:	15.00 %	Assessed FCV:	\$6,752.00		
		Assessed LPV:	\$0.00		

Disclaimer:

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254

12

300 foot
radius

Gila County
1400 E. Ash St.
Globe, AZ 85501

Crown Castle
2055 S. Stearmann Dr.
Chandler, AZ 85286

John Cline Trustee
Wells Dorothy Cline Trust
PO Box 308
Tonto Basin, AZ 85553

Campbell A&Z, LLC
6880 W. Antelope Dr.
Peoria, AZ 85383

Thore & Angelica Nudson
PO Box 454
Tonto Basin, AZ 85553

13

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

June 4, 2018

Crown Castle by Campbell A&Z, LLC
2055 S. Stearmann Dr.
Chandler, AZ 85286

Re: Conditional Use Permit (CUP-18-02)
APN 201-06-007M, Zoning R1-35

Dear Crown Castle,

We have received your Conditional Use Permit application to consider replacing an existing 61-foot wood pole with a new 71-foot steel pole for AT&T Wireless located at NF71 in Punkin Center, AZ. This Conditional Use Permit application is scheduled to be heard by the Planning and Zoning Commission on June 21, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. Hwy 260, Payson, AZ and will also be simultaneously telecast to the Gila County Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ. I highly recommend that you be present at this hearing, in case any questions or concerns should arise. This letter will also be mailed to the parcel owner and all property owners within a 300-foot radius.

You can comment on the application by attending the hearing or sending comments to 745 N. Rose Mofford Way, Globe, AZ 85501 or 608 E. Hwy. 260, Payson, AZ 85541. You may also email comments to mdahlke@gilacountvaz.gov or contact Therese Berumen at 928-402-8512. All comments are public information and subject to release.

Sincerely,


Michelle Dahlke
Senior Planner

POSTING CERTIFICATE

File Number & Name Crown Castle by Campbell 701-06-007m
CUP-18-02 ATZ, LLC NF71 Punkin
Center

Meeting of: ☒ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 6/21/18

Number of Postings: 3

Date to be Posted: 6/6/18

Date Posted: 6/6/18

Location:

1. Public Works Admin. Bld.
2. Gila County Courthouse
3. Gila County Complex (Cheryl Sluyter)
4. _____
5. _____

By: Shirley Beaman

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

ZONING HEARING GILA COUNTY

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, June 21, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, located at 610 E. Hwy 260, Payson, AZ; and will be simultaneously telecast to the Gila County Community Development Conference Room, located at 745 N. Rose Mofford Way., Globe, AZ

Conditional Use Permit Hearing:


CUP-18-02 Crown Castle by Campbell A&Z, LLC: An application to replace an existing 61' wood pole with a new 71' steel pole on a ballast foundation system for AT&T Wireless, for parcel 201-06-007M located in NF71, Punkin Center, currently zoned R1-35 (Residence One District). If approved, this request will become effective 30 days after the approval from the Planning and Zoning Commission hearing.

Interested persons may file a statement in writing for or against or appear and be heard at the date set forth. Citizens can also mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to mdahlke@gilacountyaz.gov or (928) 402-8514 during normal business hours.

DATED AND POSTED this 6th Day of June, 2018.

Gila County Planning & Zoning Commission



Michelle Dahlke
Gila County Community Development

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

POSTING CERTIFICATE

File Number & Name Crown Castle by Campbell 201-06-0077
CUP-18-02 ATZ, LLC NF71 Punkin
Center

Meeting of: ☒ P & Z Commission ☐ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 6/21/18

Number of Postings: 3

Date to be Posted: 6/6/18

Date Posted: 6-6-18

Location:

1. AT ACCESS TO PARCEL FROM BOTH DIRECTIONS
2. OFF OLD COUNTY ROAD
3. ON POLE ITSELF
4. _____
5. PICTURES OF POSTINGS IN RELATION TO POLE TAKEN

By: J. MOORE

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.



CROWN CASTLE POSTING

6.6.18

PICTURE IS OF POSTING AT ACCESS TO PARCEL
WITH POLE TO BE REPLACED IN BACKGROUND

J. MOORE

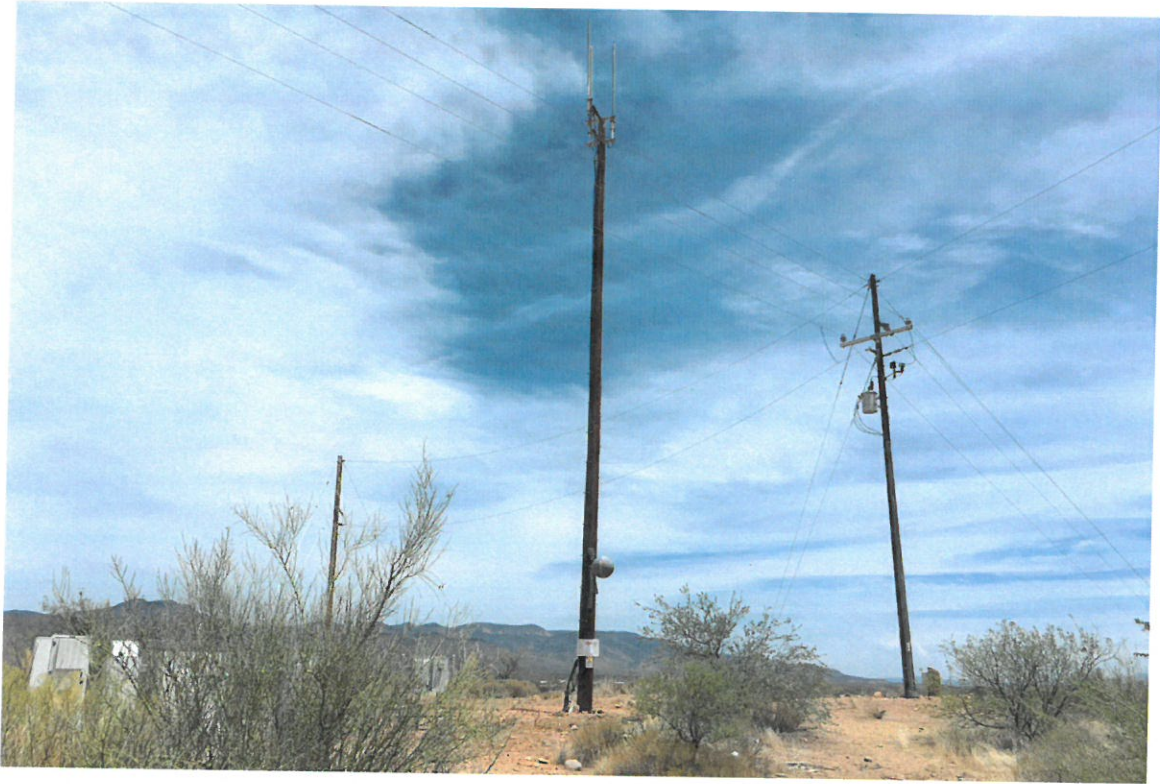


CROWN CASTLE POSTING

6.6.18

PICTURE IS OF POSTING AT ACCESS TO PARGE
(BOTH DIRECTIONS) WITH POLE TO BE REPLACED IN
BACK ROUNDS

J. MOORE



CROWN CASTLE POSTING

6.6.18

Picture is of Posting on Pole to be Replaced.

J. Moore

Affidavit of Publication

State of Arizona

County of Gila

Sherri J. Davis, or her authorized representative being first duly sworn deposes she is the Publisher of the Arizona Silver Belt and the San Carlos Apache Moccasin news at 298 North Pine Street, Globe, Arizona 85501, or mail: P.O. Box 31, Globe, Arizona 85

The above stated newspapers are published weekly in Globe, in the State of Arizona and that the following described ☒ legal, or ☐ advertising was duly published

LEGAL NOTICE GILA COUNTY

PLANNING AND ZONING COMMISSION

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing June 21, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, Hwy 260, Payson, AZ; and will be simultaneously telecast to the Gila County Community Development Center located at 745 N. Rose Mofford Way., Globe, AZ.

Conditional Use Permit Hearing:

CUP-18-02 Crown Castle by Campbell A&Z, LLC: An application to replace an existing 61' wood pole with a new 71' steel pole on a ballast foundation system for AT&T Wireless, for parcel 201-06-007M located in NF71, Punkin Center, currently zoned R1-35 (Residence One District). If approved, this request will become effective 30 days after the Planning and Zoning Commission hearing.

Interested persons may file a statement in writing for or against or appear and be heard at the date set also mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Center located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to mdahlke@gilacountyaz.gov or (928) 402-8514 during normal business hours.

By: _____

LEGAL NOTICE
GILA COUNTY
PLANNING AND ZONING
COMMISSION
NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, June 21, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, located at 610 E. Hwy 260, Payson, AZ; and will be simultaneously telecast to the Gila County Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ.

Conditional Use Permit Hearing:
CUP-18-02 Crown Castle by Campbell A&Z, LLC: An application to replace an existing 61' wood pole with a new 71' steel pole on a ballast foundation system for AT&T Wireless, for parcel 201-06-007M located in NF71, Punkin Center, currently zoned R1-35 (Residence One District). If approved, this request will become effective 30 days after the approval from the Planning and Zoning Commission hearing.

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By: _____
Michelle Dahlke
Gila County Community Development
One pub: 06-06-18
LE1382

A printed copy of said legal or advertising is attached hereto and was published in a regular weekly edition of said newspaper (and not a supplement thereof) for 1 consecutive week in the ☒ Arizona Silver Belt, and/ or the ☐ San Carlos Apache Moccasin newspaper.

JUNE 6, 2018

The dates of publication being as follows, to wit:

Sherri J. Davis

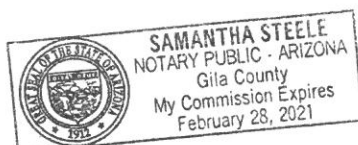
Sherri J. Davis
Publisher

State of Arizona)

) ss:

County of Gila)

The foregoing instrument was acknowledged before me June 06, 2018, by Sherri J. Davis.



Samantha Steele

Notary Public
My Commission Expires:

February 28, 2021

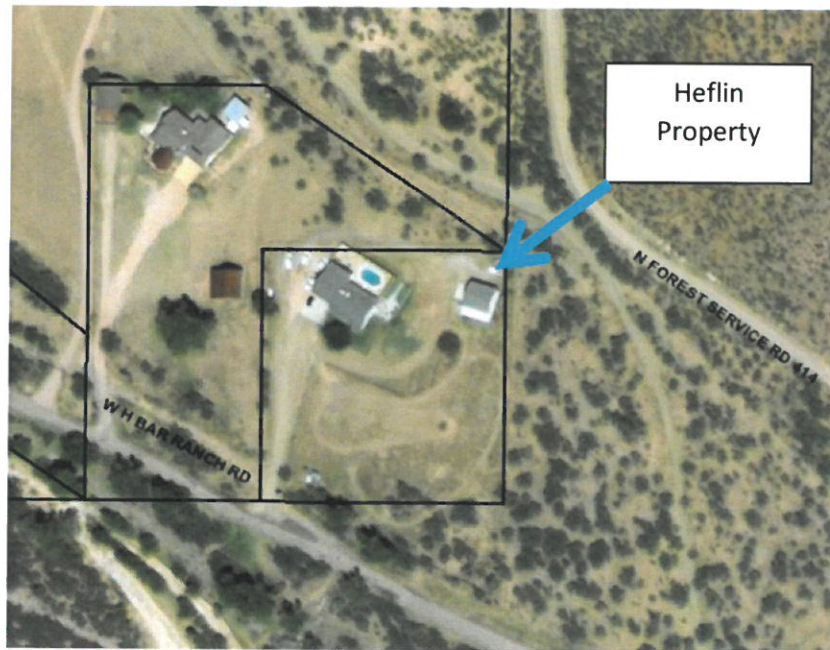
(21)



**STAFF REPORT
TO THE
PLANNING & ZONING COMMISSION**

APPLICATION Z-18-03

APPLICATIONS TO REZONE TO RR



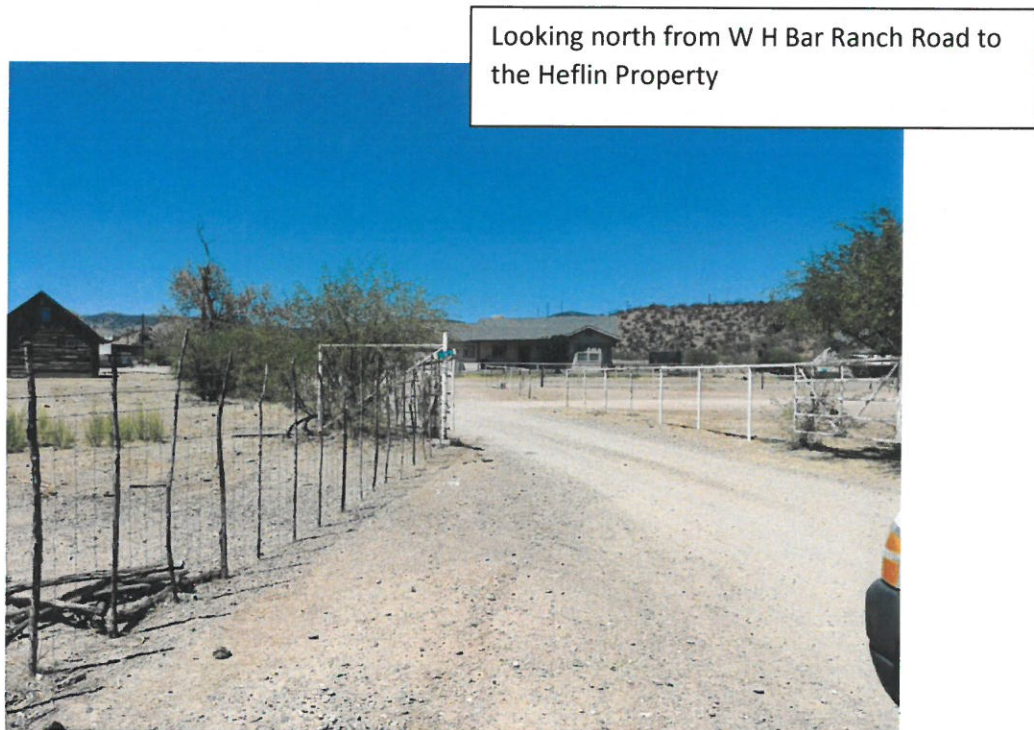
**Z-18-03
Public Hearing
June 21, 2018
610 E. Highway 260
Payson, AZ**

I APPLICATION

Applicant Name	Kenneth and Mary Heflin
Applicant Address	180 West H Bar Ranch Road
Site Address	180 West H Bar Ranch Road
APN Number(s)	304-30-001H
Current Zoning	General Residential
Application Number	Z-18-03
Proposed Zoning	Rural Residential

II Purpose & Description

Mr. and Mrs. Heflin are proposing to rezone their property from General Residential to Rural Residential to allow them to split their property into two separate, one-acre lots. According to Gila County Assessor Maps, the existing parcel is 2 acres in size.



III Primary issues to consider

A Record of Survey/Minor Land Division was recorded with the Gila County Recorder's Office on July 27, 1995 via recording number 95-668770 which indicates the property contains 1.9997 acres. If this acreage amount is correct, splitting the property into two acres would result in one, 1 acre lot and one lot measuring .99997 acres. While the smaller lot would not meet the minimum area requirement of one acre in the RR zoning district, the deficiency of 0.0003 acres is considered to be very minor and in substantial conformation with the minimum one acre area requirement.

Surrounding Land Uses:

North: General Residential
South: General Residential
East: General Residential
West: General Residential

Neighborhood Outreach:

The Heflin's held a neighborhood meeting on Saturday, June 2, 2018. Five people were in attendance. There were no concerns about the rezoning. There have been no letters, emails or telephone calls received to date from any adjacent properties expressing concerns with the rezoning request.

IV Background

A building permit for a 1,735 SF single family residence was approved in 1996. A building permit for a barn was also approved in 1996. In 1998, a permit for residential yard improvements was approved. The subject property was split from a larger parcel in 1995 which created the existing 2 lot parcel.

V Analysis

Rezoning the subject property to RR will not have a detrimental impact on adjacent properties and the two lots that will be created would be in conformance with RR zoning district development standards.

VI Recommendation

Staff recommends approval of the rezoning request. Should the Commission want to proceed with recommending approval the following conditions should be included:

1. The applicant shall obtain approval of a Minor Land Division with the County Community Development Department upon approval of the rezoning request.

**Gila County Community Development Division
Planning & Zoning Department**

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8512 or 402-8514, FAX 928-425-0829

or
608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR REZONING

Date: 4/21/16 File No.: Z-18-03

Applicant Name Kenneth & Mary Helin Phone No.: 928-978-0463
Mailing Address 180 W. H. Bar Ranch Rd. Payson AZ 85541
Signature: M. Helin

Owners Name Kenneth B. & Mary P. Helin Phone No.: 928-978-0463
Mailing Address 180 W. H. Bar Ranch Rd. Payson, AZ 85541
Signature: M. Helin

(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address 180 W. H. Bar Ranch Rd. Payson AZ 85541
Tax Assessor Parcel No. 304-30-001H
Legal Description Parcel "A" Record of Survey/Mineral Land Division map # 1064
Current Zoning: 6A Requested Zoning: RR

CURRENT USE OF PROPERTY Rural Residential RR

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary) We want to split the parcel into 2 separate parcels

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.

UTILITIES CURRENTLY AVAILABLE AT SITE: ☒ Gas ☒ Sewer ☒ Water ☒ Electric ☒
If utilities are not available, describe how utilities will be provided _____

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY

Fee received \$365.00: Check No. _____ Cash _____ Date: _____
PZC Legal Publication and Posting Date: _____ Hearing Date: _____
PZC Recommendation: _____

BOS Legal Publication and Posting Date: _____ Hearing Date: _____
BOS Decision: _____

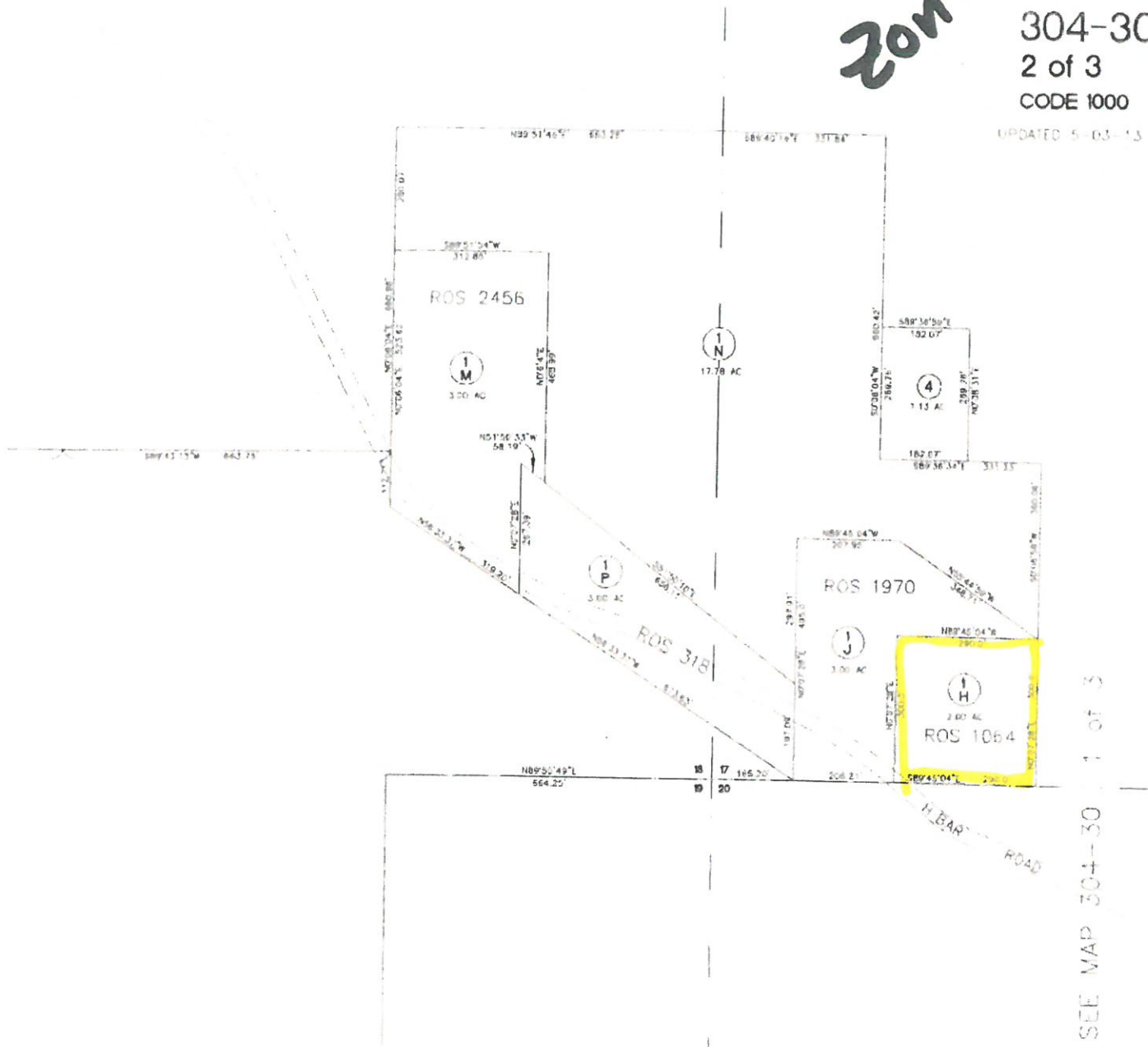
GR
zone

304-30

2 of 3

CODE 1000

UPDATED 5-03-13



SEE MAP 304-30 1 of 3

26

A PORTION OF S.W. 1/4, S.W. 1/4, S.W. 1/4 OF SECTION 17,
TOWNSHIP 9 NORTH, RANGE 10 EAST OF THE G. & S.R.M.,
AS RECORDED IN DOCKET 796/706 & FEE NO. 95-688202, GILA COUNTY RECORDS
GILA COUNTY, ARIZONA

A PORTION OF S.W. 1/4, S.W. 1/4, S.W. 1/4 OF SECTION 17,
TOWNSHIP 9 NORTH RANGE 10 EAST OF THE 2

TOWNSHIP 9 NORTH, RANGE 10 EAST OF THE G. & S.R.M.,
AS RECORDED IN DOCKET 796/706 & FEE NO. 95-668202, GILA COUNTY RECORDS
GILA COUNTY, ARIZONA

95-668770

STATE OF ARIZONA, County of Gila, ss:
I do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears from the records of said County.

7-27-96 9:00 A

WTTW508 my hand and official seal the day and your first above written.

LINDA HAUGHT ORTEGA, County Recorder
Paula Martinez

Paula Mitchell, Deputy



LEGEND

(R) - RECORD

(M) = MEASURED

O = FOUND MONUMENT AS NOTED

● - SET 5/8" REBAR WITH ALUM. CAP MARKED R.L.S. #18438

- TAX PARCEL NUMBER

THIS SURVEY WAS PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF JULY, 1995.



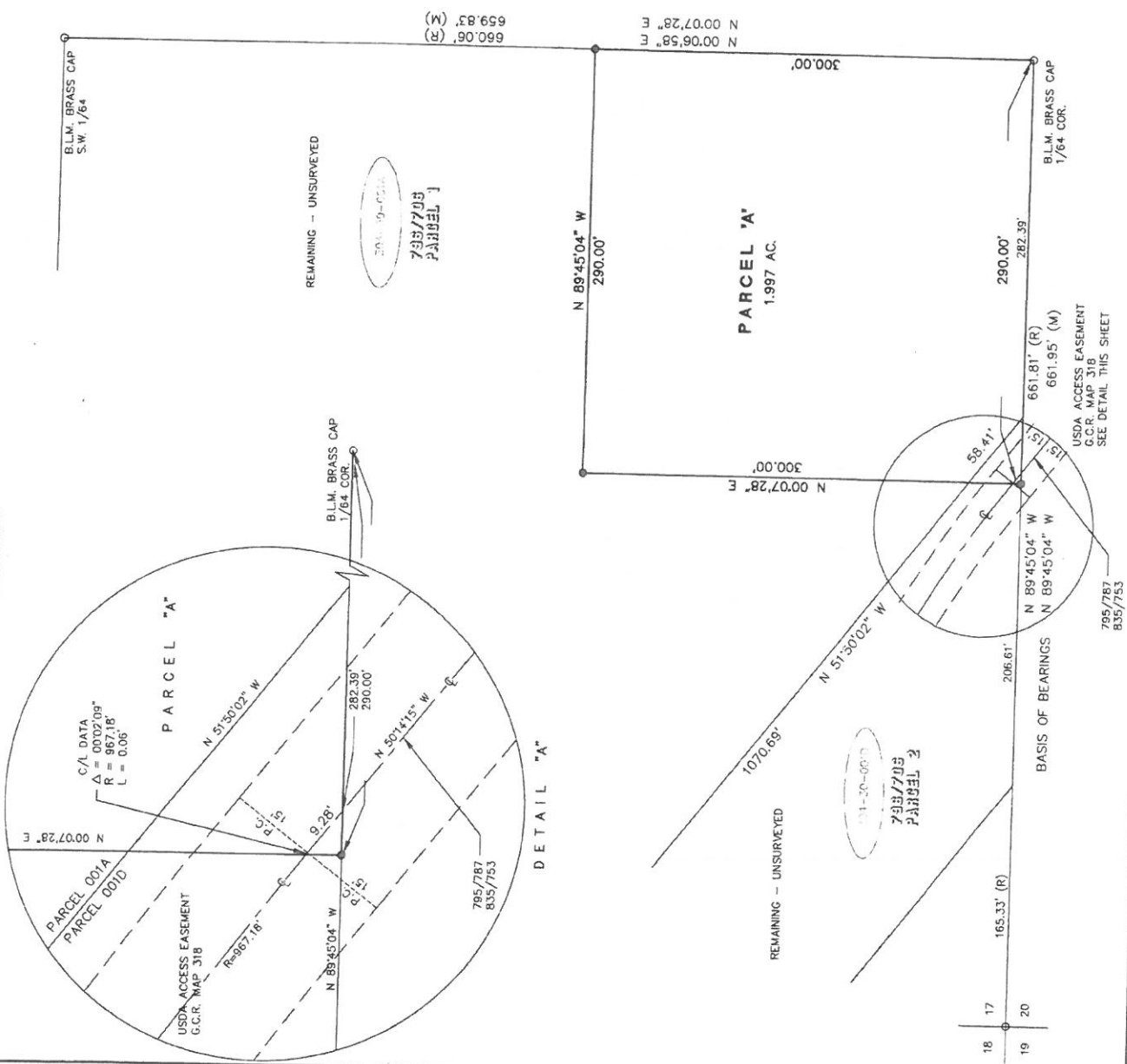
RAYMOND LEE JONES, R.L.S. #5713

JOB NO. J9511

SHEET 1 OF 1

RAYMOND LEE JONES
REGISTERED LAND SURVEYOR — R.L.S. #5713
P.O. BOX 793, PAYSON, AZ 85547

1064



Gila County Property Report

Thursday, May 03, 2018

Account # : R000035450 Parcel # : 304-30-001H Appraisal Year : 2018

Acct Type : Residential Tax District : 1000 Map # : 30 Parcel Size : 2.00 acres

Owner Name and Address :

HEFLIN KENNETH B & MARY P
180 W H BAR RANCH RD
PAYSON AZ 85541

Property Location :

No #
180 W H BAR RANCH RD
PAYSON AZ 85541
MH Space

Business/Complex :**Property Sales History**

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
11/28/2017	11/28/2017	-	-	WD	\$0.00	CASLIN JASE & DEANA	HEFLIN KENNETH B & MARY P

Legal Description :

PARCEL "A" OF ROS 1064SW1/4 SW1/4 SEC 17 T9N R10E = 2.00 AC (OUT OF 304-30-001D & -001A)

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Single Family Residential	Ranch 1 Story	Average	1693	1996
2.00	Barn	Barn	Average	840	1996
3.00	Residential Yard Improvements	Residential Yard Improvements	Average	1	1998

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$195,328.00	Use Code:	0134
		Limited Value (LPV):	\$151,923.00	Property Use:	0134-SFR-010-3 RUR NONSUBDIV
Assessment Ratio:	10.00 %	Assessed FCV:	\$19,533.00		
		Assessed LPV:	\$19,533.00		

Disclaimer:

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-8714 if you believe any information is incomplete, out of date, or incorrect so that the appropriate correction can be addressed. Please note that a statutory process is available to correct errors pursuant to Arizona Revised Statutes 42-16254

28

300-foot radius

USDA Forest Service
333 Broadway SE
Albuquerque, NM 87102

John & Jeri Chilson Trustee/Trust
342 W. H Bar Ranch Rd.
Payson, AZ 85541

Mark & Johnna Kile
222 W. H Bar Ranch Rd.
Payson, AZ 85541

Kenneth & Mary Heflin
180 W. H Bar Ranch Rd.
Payson, AZ 85541

Kenneth & Mary Heflin
180 W. H Bar Ranch Rd.
Payson, AZ 85541

Kenneth & Mary Heflin
180 W. H Bar Ranch Rd.
Payson, AZ 85541

29

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

June 4, 2018

Re: An Application to amend the Gila County Zoning Ordinance for parcel 304-30-001H currently designated for General Rural District (GR) to Rural Residential District (RR), allowing the applicant to split their parcel into two separate parcels.

To Whom It May Concern,

The Planning and Zoning Commission will hold a public hearing on the attached application to amend the Gila County Zoning Ordinance, currently zoned GR to RR on June 21, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy. 260, Payson, AZ and will be simultaneously telecast to the Gila County Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ.

You can comment on the application by attending the hearing or sending comments to 745 N. Rose Mofford Way, Globe, AZ 85501 or 608 E. Hwy. 260, Payson, AZ 85541. You may also email comments to mdahlke@gilacountyaz.gov or contact Therese Berumen at 928-402-8512. All comments are public information and subject to release.

Sincerely,

Michelle Dahlke
Senior Planner

POSTING CERTIFICATE

File Number & Name 2-18-02 Carson Eilws
301-10-018 "Vacant"
301-10-019

Meeting of: ☒ P & Z Commission ☒ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 6/21/18

Number of Postings: 3

Date to be Posted: 6/6/18

Date Posted: 6/6/18

Location:

1. Public Works Admin Bld.
2. Gila County Courthouse
3. Gila County Complex (Cheryl Sluyter)
4. _____
5. _____

By: John Beum

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

ZONING HEARING GILA COUNTY

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, June 21, 2018 beginning at 10:00 A.M. The hearing will take place in the Community Development Conference Room, located at 745 N. Rose Mofford Way, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room at 610 E. State Hwy 260, Payson, AZ. The Gila County Board of Supervisors will hold a public hearing on the following application on Tuesday, July 10, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Conference Room located at 610 E. Hwy 260, Payson, AZ.

Amendment to Gila County Zoning Ordinance Hearing Applications:

Z-18-02 Carson Eilers: An application to amend the Gila County Zoning Ordinance for parcel 301-10-018 and 301-10-019 currently designated for C2 (Commercial Two District) to C3 with a T overlay (Commercial Three District), allowing the applicant to have an 8 or 9 park model rental park. This property is currently vacant and located in Strawberry, AZ. If approved, this request will become effective 30 days after the approval at the Board of Supervisors hearing.

Z-18-03 Kenneth and Mary Heflin: An application to amend the Gila County Zoning Ordinance for parcel 304-30-001H currently designated for GR (General Rural District) to RR (Rural Residential District), allowing the applicant to split their property into two parcels. This property is located at 180 W. H Bar Ranch Rd. in Payson, AZ. If approved, this request will become effective 30 days after the approval at the Board of Supervisors hearing.

Z-18-04 Pine Creek Resort/Ray Pugel: An application to amend the Gila County Zoning Ordinance for parcel 301-19-019Y currently designated for R3 with PAD (Residence Three District) to TR (Transitional Residential) with a T overlay, allowing the applicant to have a park model park. This property is currently vacant and located in Pine, AZ. If approved, this request will become effective 30 days after the approval at the Board of Supervisors hearing.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against, or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can also be sent to mdahlke@gilacountyaz.gov or (928) 402-8514.

DATED AND POSTED this 6th Day of June, 2018

Gila County Planning & Zoning Commission


Michelle Dahlke

Gila County Community Development

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

POSTING CERTIFICATE

File Number & Name

2-18-03 Kenneth + Mary
Heflin

180 W. H Bar Ranch Rd.
Payson, AZ

Meeting of: ☒ P & Z Commission ☒ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 6/21/18

Number of Postings: 3

Date to be Posted: 6/6/18

Date Posted: 6-6-18

Location:

1. AT ACCESS TO H BAR RANCH, FROM HSDRD
2. AT ENTRY TO PROPERTY FACILITY FROM
3. BOTH DIRECTIONS
4. _____
5. PICTURES TAKEN OF ALL POSTINGS

By: J. MOORE

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.



HEFLIN POSTING

6-6-18

PICTURE IS OF POSTING AT ACCESS ROAD H BAR RANCH RD
FROM HWY.

J. MOORE



HEFLIN POSTING

6-6-18

PICTURE IS OF POSTING AT GATE TO
PROPERTIES (BOTH DIRECTIONS)

J. MOORE



HEFLIN POSTING

6-6-18

PICTURE IS OF POSTING AT GATE TO PROPERTIES
(BOTH DIRECTIONS)

J. MOORE

Affidavit of Publication

State of Arizona County of Gila

Sherri J. Davis, or her authorized representative being first duly sworn deposes and says that she is the Publisher of the Arizona Silver Belt and the San Carlos Apache Moccasin newspaper at 298 North Pine Street, Globe, Arizona 85501, or mail: P.O. Box 31, Globe, Arizona 85501.

The above stated newspapers are published weekly in Globe, in the State of Arizona and that the following described ☒ legal, or ☐ advertising was duly published.

LEGAL NOTICE GILA COUNTY

PLANNING AND ZONING COMMISSION AND THE GILA COUNTY BOARD OF SUPERVISORS

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on June 21, 2018 beginning at 10:00 A.M. The hearing will take place in the Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Room at 610 E. State Hwy 260, Payson, AZ. The Gila County Board of Supervisors will hold a public hearing on Tuesday, July 10, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Room, located at 1400 E. Ash Street, Globe, AZ and will be simultaneously telecast to the Board of Supervisors Room located at 610 E. Hwy 260, Payson, AZ.

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A printed copy of said legal or advertising is attached hereto and was published in a regular edition of said newspaper (and not a supplement thereof) for 1 consecutive week in the ☒ Silver Belt, and/ or the ☐ San Carlos Apache Moccasin newspaper.

JUNE 6, 2018

The dates of publication being as follows, to wit:

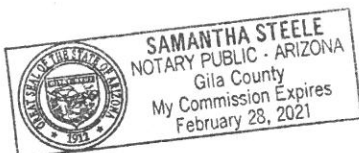
Sherri J. Davis
S

State of Arizona)

) ss:

County of Gila)

The foregoing instrument was acknowledged before me **June 06, 2018**, by Sherri J. Davis



Samantha Steele
S

My Commission Expires:

February 28, 2021

LEGAL NOTICE
GILA COUNTY
PLANNING AND ZONING
COMMISSION
AND THE GILA COUNTY
BOARD OF SUPERVISORS
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By: Michelle Dahike
Gila County Community Development
Arizona Silver Belt One
Publication: June 6, 2018
Acct: 101556
One pub:06-06-18
LE1381

(37)

June 14, 2018

Gila County Community Development
745 N. Rose Mofford Way
Globe, AZ 85501

Re: Zoning change for Tax Parcel No. 304-30-001H

Attn: Therese Berumen

We held our meeting on June 2, 2018 @ 10:00 A.M. at 180 W. H Bar Ranch Rd., Payson, AZ 85541. Attending the meeting were Jeri Chilson, Kenneth Heflin, Mary Heflin, Deana Heflin Caslin and Colby Parker. I informed them that our intention is to split the property described in the above referenced tax parcel and in order to do so we need to have the property rezoned from GR to RR.

Jeri Chilson stated that Mark Kile wanted to be sure when he wanted to split his parcel he could. I told her he will have to go through the county process just as we are. Mark Kile stopped in my office prior to the meeting and said the same thing and my response to him was the same as my response to Jeri Chilson.

Regards,
Kenneth & Mary Heflin



**STAFF REPORT
TO THE
PLANNING & ZONING COMMISSION**

APPLICATION Z-18-01 AND CPA-18-01

APPLICATIONS TO REZONE TO TR AND AMEND THE COMPREHENSIVE PLAN



Subject Property

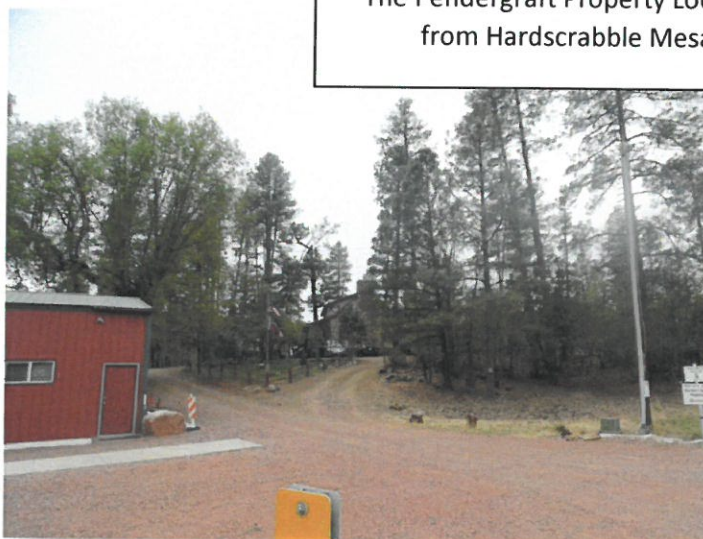
**Z-18-01 and CPA-18-01
Public Hearing
June 21, 2018
610 E. Highway 260
Payson, AZ**

I APPLICATION

Applicant Name	Gene Pendergraft
Applicant Address	PO Box 2197, Pine, AZ 85544
Site Address	6273 W. Hardscrabble Road, Pine, AZ
APN Number(s)	301-24-001
Current Zoning	Residence One District Limited (R1L-D12)
Current Comp Plan	Residential 2-3 dwelling units per acre
Application Number	Z-18-01
Proposed Zoning	Transitional Residential (TR)

II Purpose & Description

The Pendergraft Property Looking south
from Hardscrabble Mesa Road



Mr. Pendergraft is proposing to rezone the northern 65' of his property, which fronts on to Hardscrabble Road, from R1L-D12 to TR. The balance of his property will remain zoned R1L-D12. Rezoning the northern portion of the property will allow him to sell wood-engraved gifts and souvenirs that he will create in a small, 600 to 800 square foot building designed as a small cabin (see example on the following page). According to the site plan, this cabin will be located approximately 20' from the northern property line and 21' from the eastern property line. Three standard parking spaces and one handicap accessible space will be located in front of the structure for customers.

Mr. Pendergraft proposes to create his wood products inside the proposed cabin with a counter top laser which, according to manufacturer specifications, has a noise intensity of 60dB, the equivalent of two people carrying on a conversation or clothes dryer in a residence. All of the wooden products used for engraving are already cut pieces of wood or already produced souvenirs. An example of some of these products is found on the following page. Mr. Pendergraft will simply create personalized engraving on these wooden items.



Example of Personalized Engraving



It is the understanding of staff that Mr. Pendergraft will bring the laser to the Planning Commission meeting to demonstrate the minimal noise level of this device.

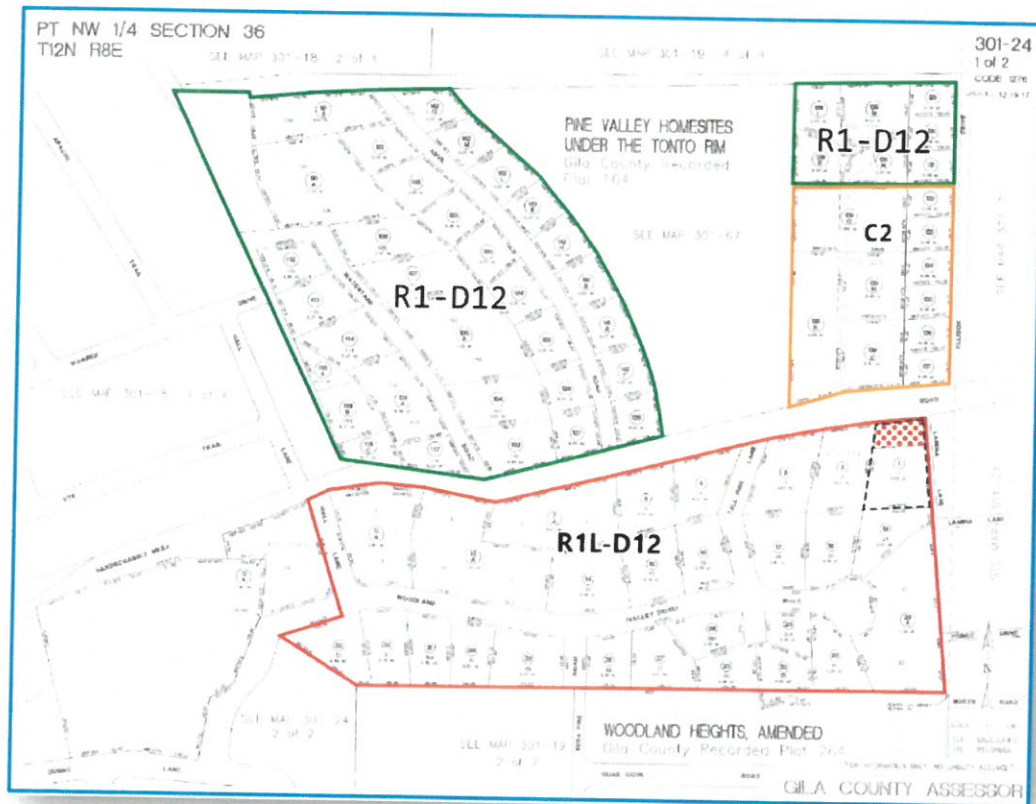
The hours of operation for the business would be 8:30 a.m. to 6:00 p.m. Thursday through Saturday with limited hours on Sundays. On three day holiday weekends, such as Labor Day or Memorial Day, or the Fourth of July holiday, the business would be open on a Monday. Mr. Pendergraft and his wife would run the business and there would be no other employees.

The Comprehensive Plan for Gila County designates this property for Residential use with a development intensity of 2 to 3 dwelling units per acre. The proposed use would not be consistent with the intent of the Comprehensive Plan; therefore, Mr. Pendergraft has submitted a request for a Minor Comprehensive Plan Amendment to change the land use designation of the property to Neighborhood Commercial.

III Primary issues to consider

Surrounding Land Uses:

North: C2 – Commercial shop with outside display
South: R1L-D12 – Single Family Residential
East: TR – Coffee Shop
West: R1L-D12 - Single Family Residential



Neighborhood Outreach:

Mr. Pendergraft notified all property owners within 300' of his property regarding his plans and a neighborhood meeting was held on May 12, 2018. According to the results of the meeting, five people attended. Additionally, four other interested parties contacted Mr. Pendergraft with questions via telephone or by email. In summary, the neighbors expressed two main concerns. First, some were worried about rezoning the entire property to TR. After a discussion with the County staff, it was determined that rezoning just the northern 65' of the property would satisfy both the needs of Mr. Pendergraft's business and the desire of the neighbors to minimize the area to be rezoned. Secondly, some neighbors expressed concern with the potential noise of the counter top laser. Mr. Pendergraft provided the manufacturer's specifications to the neighbors to mitigate their noise concerns. Other neighbors expressed concern with a potential increase in traffic and a devaluation of their property values. County staff has received written comments from additional neighbors, some in favor of the request and others not, with the general theme of

418

those in opposition relating to potential traffic, noise and incompatibility with nearby residential uses.

IV Background

In 1997, a building permit was issued for a single-family residence and a fence on the property. An additional permit was issued in 2016 for an accessory structure. No other permits are on file.

V Analysis

It is the opinion of County Planning and Zoning staff that the proposed use will not have a negative effect on adjacent properties or the surrounding area as it is compatible with adjacent land uses and will have minimal traffic and noise impacts. Land to the north is zoned C-2 and has a more intensive retail use than the proposed use. Property to the east is zoned TR and contains a retail use. The property is located at the far edge of the subdivision in which it is located, and is in close proximity to existing commercial and retail uses. Only the northern 65' of frontage will have the TR zoning designation. There is already nonresidential traffic on Hardscrabble Road that comes to the existing commercial and retail directly across the street and to the immediate east. Additionally, the Comprehensive Plan identifies Hardscrabble Road as a road that is suitable for nonresidential development. Furthermore, the review by County staff of a development plan request will address any potential site constraints related to traffic, ingress and egress and drainage.

VI Recommendation

Staff recommends approval of the rezoning and Comprehensive Plan amendment request. Should the Commission want to proceed with recommending approval, the following issues should be included:

1. The applicant shall submit a development plan as required by the County Zoning Ordinance.
2. A permit will need to be obtained for the cabin.
3. All lighting will need to be shielded in accordance with zoning regulations.
4. A landscaping plan should be submitted with the development plan.

**Gila County Community Development Division
Planning & Zoning Department**

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8513 or 402-8514, FAX 928-425-0829

Or

608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR MINOR COMPREHENSIVE PLAN AMENDMENT

Date 5-8-18 File No.: CPA-18-01

Applicant Name Pendergraft Gene Phone No.: 480-201-3542
Mailing Address PO Box 2197 Payson AZ 85544
Signature(s): X Gene Pendergraft

Owners Name SAME Phone No.: _____
Mailing Address _____
Signature X Gene Pendergraft

(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address 6273 Hardscrabble Most Rd Payson 85544
Tax Assessor Parcel No. 301-24-001
Legal Description Lor 7 Woodland Heights Amended Map #264
Current Zoning: R1 Requested Zoning: TR w/ Condition of outside Sales
CURRENT USE OF PROPERTY Residential

65'
of Front
Property

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheet if necessary)
Making + Retailing of woodwork outside displays
engraving wood See Attached

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.

UTILITIES CURRENTLY AVAILABLE AT SITE: _____ Gas _____ Sewer _____ Water _____ Electric _____
If utilities are not available, describe how utilities will be provided _____

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY

Fee received (\$365): Check No. _____ Cash _____ Date: _____
PZC Legal Publication and Posting Date: _____ Hearing Date: _____
PZC Recommendation: _____
BOS Legal Publication and Posting Date: _____ Hearing Date: _____
BOS Decision: _____

**Gila County Community Development Division
Planning & Zoning Department**

745 N Rose Mofford Way, Globe, AZ 85501
928-402-8513 or 402-8514, FAX 928-425-0829

or

608 E Highway 260, Payson, AZ 85541
928-474-9276, FAX 928-474-0802

APPLICATION FOR REZONING

Date: 4/16/18 File No.: 2-18-01

Applicant Name Gene Pendergraft Phone No.: 480-201-3542
Mailing Address P.O. Box 2197, Pine, AZ 85544
Signature: Gene Pendergraft

Owners Name Gene & Leigh Pendergraft Phone No.: 480-201-3542
Mailing Address P.O. Box 2197, Pine, AZ 85544
Signature Gene Pendergraft

(If the applicant is not the owner of the subject property, the owner must submit an authorized agent form to allow the applicant to act for him or her.)

Property Address 6273 Hardscrabble Mesa Rd, Pine, AZ 85544
Tax Assessor Parcel No. 301-24-001

Legal Description Lot 2, Woodland Heights Amentel Map # 264
Current Zoning: Residential Requested Zoning: Commercial, TR w/

CURRENT USE OF PROPERTY BIL-D12 cabin residence - primary Condition for outdoor displays.

DESCRIBE PROPOSED PROPERTY USE: (Use extra sheets if necessary) Cabin Creation 65' from front property line
making? Retail of wood work outside displays.
engraving wood. See Attached.

SITE PLAN: See attached instruction sheet for requirements. Site plan must be submitted with the application.

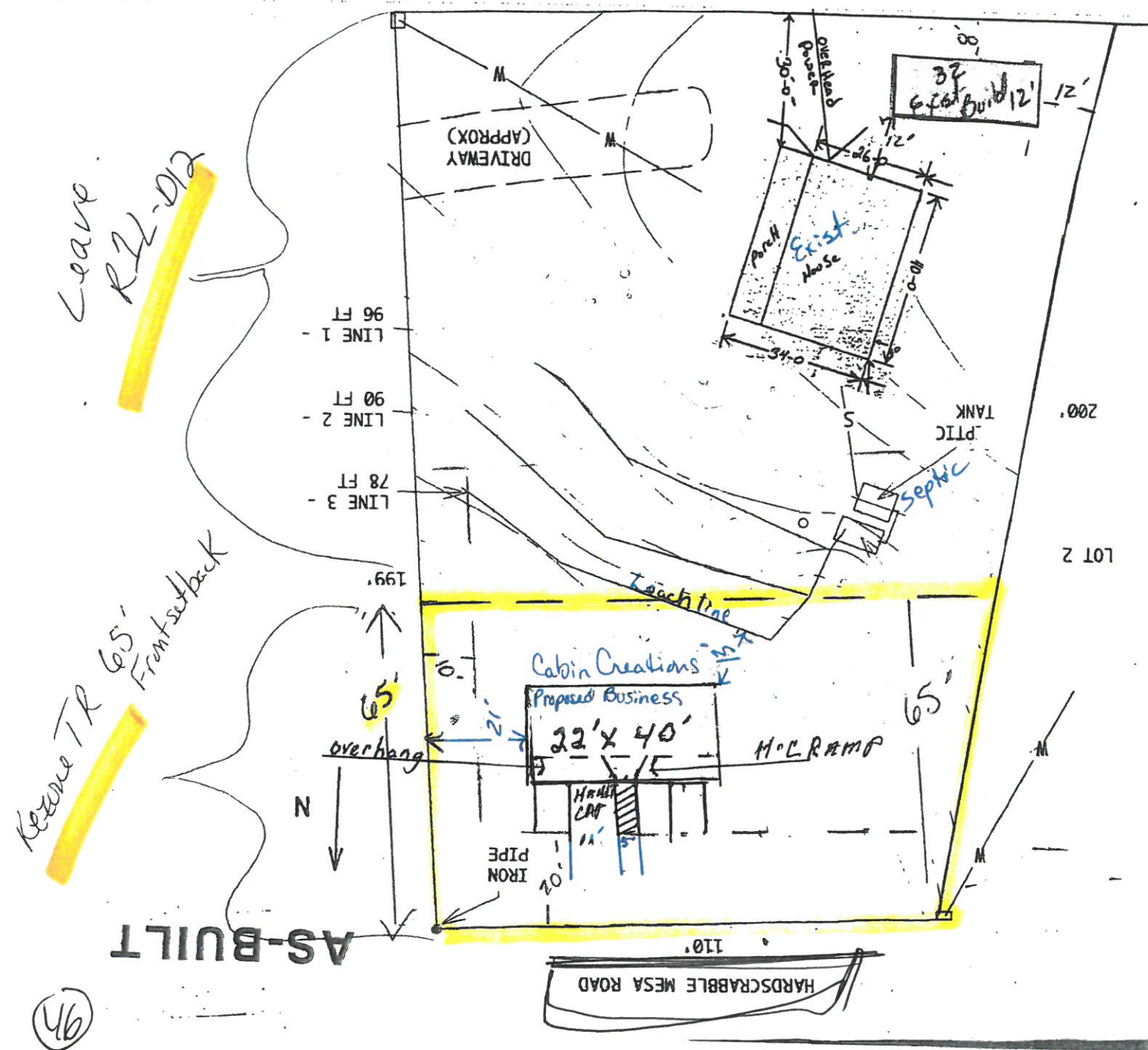
UTILITIES CURRENTLY AVAILABLE AT SITE: ☒ Gas ☐ Sewer ☐ Water ☒ Electric ☒
If utilities are not available, describe how utilities will be provided _____

Information must be complete and accurate. Attach all required information as outlined on the attached instruction sheet.

FOR OFFICE USE ONLY

Fee received \$365.00: Check No. _____ Cash _____ Date: _____
PZC Legal Publication and Posting Date: 4-16-18 Hearing Date: _____
PZC Recommendation: _____

BOS Legal Publication and Posting Date: _____ Hearing Date: _____
BOS Decision: _____

$$1'' = 30'$$


Gila County Property Report

Thursday, April 26, 2018

Account #: R000017276

Parcel #: 301-24-001

Appraisal Year : 2018

Acct Type : Residential

Tax District : 1276

Map # : 24

Parcel Size : 0.60 acres

Owner Name and Address :

PENDERGRAFT OVA GENE & LEIGH
PO BOX 2197
PINE AZ 85544

Property Location :

6273 W HARDSCRABBLE MESA RD
PINE AZ 85544
No #
MH Space

Business/Complex :**Property Sales History**

Sale Date	Doc Date	Book	Page	Type	Amount	Grantor	Grantee
4/16/1987	4/16/1987	-	545733	WD	\$42,500.00	-	-
8/30/1996	8/30/1996	-	14206	JT	\$30,000.00	-	-
11/9/2000	11/9/2000	-	15338	WD	\$179,000.00	-	-
5/28/2013	5/28/2013	-	-	DC	\$0.00	STATE OF AZ	TAYLOR EDWIN DUANE
5/28/2013	5/28/2013	-	-	QC	\$0.00	TAYLOR CAROL C 1/2	TAYLOR CARO C TRSTEE
8/2/2013	8/2/2013	-	-	P/H	\$0.00	TAYLOR DUANE E ESTATE 1/2	TAYLOR FAMILY REV TRUST
8/30/2013	8/30/2013	-	-	QC	\$0.00	TAYLOR CAROL C 1/2 TAYLOR CAROL C TRUSTEE TAYLOR FAMILY REV TRUST 1/2	TAYLOR CAROL C TRUSTEE
6/1/2016	8/5/2016	-	-	WD	\$226,500.00	TAYLOR CAROL C TRUSTEE, TAYLOR CAROL C REVOCABLE TRUST	TAYLOR CAROL C REVOCABLE TRUST
							PENDERGRAFT OVA GENE & LEIGH

Legal Description :

WOODLAND HGTS LOT 1

Building Count :

Bldg ID	Occupancy	Built As	Quality	Sq Ft	Year
1.00	Single Family Residential	2 Story	Average	1599	1997
2.00	Residential Yard Improvements	Residential Yard Improvements	Average	384	2016

Valuation:

Value Method:	Cost	Full Cash Value (FCV):	\$157,006.00	Use Code:	0130
		Limited Value (LPV):	\$131,954.00	Property Use:	0130-SFR-010-3 STATUS UNKNWN
Assessment Ratio:	10.00 %	Assessed FCV:	\$15,701.00		
		Assessed LPV:	\$15,701.00		

Disclaimer:

The Assessor's Office has compiled information on this website that it uses to identify, classify, and value real and personal property. This website is not updated in 'real time.' The Assessor does not guarantee that any information provided on this website is accurate, complete, or current. The information provided on this site is not equivalent of a title report or a real estate survey. Users should independently research, investigate, and verify all information before relying on it or in the preparation of legal documents. Please contact (928) 402-

47

Steven Mitchell
21123 S. Harvard Blvd.
Torrance, CA 90501

Perry & Karrie Schaal
PO Box 429
Pine, AZ 85544

Hardscrabble Properties, LLC
PO Box 1455
Laguna Beach, CA 92652

Steven Morken
Tamara Logsdon
PO Box 1751
Pine, AZ 85544

Kenneth & Karen Nichols
8701 E. Rose St.
Mesa, AZ 85208

Edwin & Nadene Harper Trustees
Harper Revocable Trust
C/O Kay & Susan Lines
441 E. First Ave.
Mesa, AZ 85204

Helen Freeman Trustee
Helen & Allen Freeman Trust
1420 N. Center St.
Mesa, AZ 85201

Daniel & Helen Bonow Trustees/Trust
629 E. La Jolla Dr.
Tempe, AZ 85282

Peter & Karen Plante Trustees
Plante Revocable Trust
PO Box 682
Pine, AZ 85544

Mark McFadden
PO Box 869
Pine, AZ 85544

Connors & Speakman Trustees
Speakman Connors Living Trust
PO Box 1025
Pine, AZ 85544

Michael & Debra Kroll
PO Box 1385
Pine, AZ 85544

Hardscrabble, LLC
16230 N. 22nd St.
Phoenix, AZ 85022

Gertrud Seiverd
2209 N. 16th Ave.
Phoenix, AZ 85007

Steven & Darla McDowell
PO Box 1027
Pine, AZ 85544

Mark & Ola Johnson
PO Box 533
Pine, AZ 85544

Charles & Rita Kienitz Trustees
Kienitz Trust
26422 S. Maricopa Place
Sun Lakes, AZ 85248

Janet Satterfield
Cheryl Roberts
11201 N. 74th Lane
Peoria, AZ 85345

Patti Hirst Trustee 50%
Patti Hirst Living Trust
PO Box 5763
Sun City West, AZ 85376

Andrew Rice
C/O Irma Brewer
1356 S. 30 E.
Payson, UT 84651

Clair & Nicole Adams
6332 E. Presidio St.
Mesa, AZ 85215

300-foot radius

①

④8

Gene Pendergraft
PO Box 2197
Pine, AZ 85544

Gene Pendergraft
PO Box 2197
Pine, AZ 85544

Gene Pendergraft
PO Box 2197
Pine, AZ 85544

Gene Pendergraft
PO Box 2197
Pine, AZ 85544

Gene Pendergraft
PO Box 2197
Pine, AZ 85544

Kenneth Mitchell
PO Box 672
Pine, AZ 85544

St. Croix Home Group LLC
3637 N. Ellison
Pine, AZ 85544

James & Linda Adams Trustee/Trust
PO Box 1352
Pine, AZ 85544

Martin Beltz
3725 N. Ellison Dr.
Pine, AZ 85544

Tymeless Antiques LLC
PO Box 1112
Pine, AZ 85544

300-foot radius

②

49

Gene & Leigh Pendergraft
6273 W Hardscrabble Rd
Pine, AZ 85544-2197
gpende8632@aol.com
(480) 201-3542

May 22, 2018

Dear Neighbors:

First, we wanted to thank those who called and attended the rezoning meeting at our place Saturday May 12th, for the addition of a Gift Shop on the lower part of our property.

We had a few homeowners attend and some phone calls as well. We addressed concerns and found that most neighbors are in favor of the gift shop.

There were two major concerns brought to our attention, one was rezoning the entire lot instead of just the section where the gift shop will be, in response to this we have resubmitted the rezoning to TR for the first 65 feet of the land along Hardscrabble only. The rest of the property will stay residential. With this change the County will consider the approval at a new meeting to be held in Payson on June 21st.

The second concern was the noise level of the laser machine. We presented information from the manufacturer where it specifies the intensity of sound to be 60dB which is equivalent to two people carrying on a conversation, or may a clothes dryer in your home.

We will have a booth at the Pine/Strawberry Arts & Crafts show this Memorial Day Weekend, May 26th and 27th. If anyone is still interested in seeing the items we will be selling or have any further questions, please feel free to stop by.

Thank you for your support! If you are interested in appearing at the next County Rezoning Meeting it will be held in Payson on June 21st.

Thanks Again!

Gene & Leigh Pendergraft

SIGN IN LIST

05/12/2018

<u>Print Name</u>	<u>Sign Name</u>	<u>Comments</u>
<u>Patti Hirst</u>	<u>Patti Hirst</u>	<u>Love the idea! Great gift ideas!</u>
<u>Robin Roberts</u>	<u>Robin Roberts</u>	
<u>Cheryl Roberts</u>	<u>Cheryl Roberts</u>	<u>With Janet Sattelfield</u>
<u>Steve Mocken</u>	<u>Steve Mocken</u>	
<u>Tamara Mocken</u>	<u>Steve Mocken</u>	<u>2 horses away - ok with rezoning</u>
<u>MARK JOHNSON</u>	<u>Mark Johnson</u>	

May 14, 2018

Therese Berumen
Gila County Community Development
Administrative Assistant

Listed below is a summary of the rezoning meeting we had at our property on May 12th, 2018. Also I have listed the phone calls which I received from home owners.

Meeting Summary Notes:

The meeting was held on May 12th, 2018 at the property of Gene & Leigh Pendergraft at 10:00am. Attendees and their comments are listed below.

Cheryl Roberts: stated if the business lowered their property value they are not for the rezoning, but other wise would be ok.

Steve Morken & Tamara Logsdon: were fine with the rezoning.

Mark Johnson: was fine with the rezoning if it's only the front 65 feet of the property.

Patti Hirst: were fine with the rezoning.

Phone Calls Received and Comments

4/26/18 Steven Mitchel / Beverly Hubert : No issues with rezoning for gift shop.

4/26/18 Helen Freeman: no issues with rezoning for gift shop.

5/2/18 Andrew Rice: no issues with rezoning.

5/9/18 Charles & Rita Kienitz: no issues with rezoning.

5/12/18 Kenneth & Karen Nichols: They are not sure they would like another business on Hardscrabble Rd.

Face to Face Discussion:

Michael & Debra Kroll: No issues with rezoning.

Rene & Nancy (own Moose Mtn. Antiques). Ok with rezoning.

Berumen, Therese C

From: gpende8632@aol.com
Sent: Monday, May 14, 2018 10:25 AM
To: Berumen, Therese C
Subject: Re: Agenda Packet

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Hi Therese, We had 4 homeowners show up.

1. one couple (Janet Satterfield ,Chery Roberts) stated if the business lowered their property value they are against it, but other wise they were ok.
2. one couple Steve and Tamava Morken) were fine with the rezoning.
3. Home owner Mark Johnson also was fine with the rezoning if it's only the front 65' and does not lower his property value.
4. Patti Hirst is also fine with the rezoning.

We set up chairs and samples of some of the items we would be selling at the gift shop. We also had donuts, water and juice.

I'll forward you the list from the meeting and a list of the phone calls I received and their comments.

Thanks

Gene Pendergraft

In a message dated 5/14/2018 8:56:21 AM US Mountain Standard Time, tcberumen@gilacountyaz.gov writes:

The voting of your rezoning will be scheduled for June 21, correct. We will still hold the meeting this Thursday, but they won't vote on it. I am not sure how Bob and the Chairman want to handle it. If they will let the public and/or you speak on it or just table it until June. Also, please don't forget to get me the summary from your meeting on Saturday. How did that go?

Thank You,

Therese Berumen

Administrative Assistant

Gila County Community Development

745 N. Rose Mofford Way

Globe, AZ 85501

(928) 402-8512

53

Hi gene, Beverly in california.
Talked to you yesterday. Steve and
I don't have any issues with the
rezoning of your property. Hope
all goes well with committed. They
all know the Mitchell's there.
Dianne Mitchell use to own sunny
mountain realty there.

If u need anything else from us let
me know. Have a great day

Thank you very much we
appreciate that. Please make sure
if you're ever get up to Pine, you
will stop in and see us!
Thanks Gene & Leigh Pendergraft

Will do

745 N. Rose Mofford Way
Globe, Arizona 85501
(928) 402-4224
FAX (928) 425-0829



608 E. Hwy 260
Payson, Arizona 85541
(928) 474-9276
FAX (928) 474-0802

GILA COUNTY COMMUNITY DEVELOPMENT

June 4, 2018

Re: Application for an amendment to the zoning district and comprehensive plan designation for Gene Pendergraft at 6273 W. Hardscrabble Mesa Rd., Pine AZ to allow Neighborhood Commercial for the Comprehensive Plan and TR (Transitional Residential) for the zoning district.

To Whom It May Concern,

The Planning and Zoning Commission will hold a public hearing on the attached applications to amend the Gila County Zoning Ordinance, currently zoned R1L-D12 to TR and to amend the comprehensive plan from Residential to Neighborhood Commercial on June 21, 2018 at 10:00 A.M., in the Board of Supervisors Conference Room, located at 610 E. State Hwy. 260, Payson, AZ and will be simultaneously telecast to the Gila County Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ. A copy of this letter will be mailed to the applicant and all property owners within a 300-foot radius.

You can comment on the applications by attending the hearing or sending comments to 745 N. Rose Mofford Way, Globe, AZ 85501 or 608 E. Hwy. 260, Payson, AZ 85541. You may also email comments to mdahlke@gilacountyaz.gov or contact Therese Berumen at 928-402-8512. All comments are public information and subject to release.

Sincerely,


Michelle Dahlke
Senior Planner

POSTING CERTIFICATE

File Number & Name

CPA-18-01 Gene Pendergraft
2-18-01

6073 W. Hardscrabble
Mesa Rd.
Pine, AZ

Meeting of: ☒ P & Z Commission ☒ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 6/21/18

Number of Postings: 3

Date to be Posted: 6/6/18

Date Posted: 6/6/18

Location:

1. Public Works Admin. Bld.
2. Gila County Courthouse
3. Gila County Complex (Cheryl Sluyter)
4. _____
5. _____

By: John Beatty

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.

ZONING HEARING GILA COUNTY

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on Thursday, June 21, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, located at 610 E. HWY 260, Payson, AZ; and will be simultaneously telecast to the Gila County Community Development Conference Room at 745 N. Rose Mofford Way, Globe, AZ. The Gila County Board of Supervisors will hold a public hearing on the following applications on Tuesday, July 10, 2018 at 10 A.M. The hearing will take place in the Board of Supervisors Hearing Room, located at 1400 E. Ash St., Globe, AZ; and will be simultaneously telecast to the Board of Supervisors Conference Room located at 610 E. Hwy 260, Payson, AZ.

Application to Amend the Gila County Comprehensive Plan:

CPA-18-01 Gene Pendergraft: An application to amend the Land Use Designation for Parcel 301-24-001, located at 6273 W. Hardscrabble Mesa Rd., Pine, Arizona currently designated for residential development to Neighborhood Commercial. The purpose of this amendment will allow the property to be used for the making and retail of woodworking. If approved, this request will become effective 30 days after the approval at the Board of Supervisors hearing.

Application to Rezone:

Z-18-01 Gene Pendergraft: An application to amend the zoning designation for Parcel 301-24-001 located at 6273 W. Hardscrabble Mesa Rd., Pine, Arizona currently zoned R1L-D12 (Residence One District Limited) to TR (Transitional Residential). The purpose of this amendment will allow the property to be used for the making and retail of woodworking. If approved, this request will become effective 30 days after the approval at the Board of Supervisors hearing.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against or appear and be heard at the dates set forth. Citizens can mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to mdahl@gilacountyaz.gov or (928) 402-8514 during normal business hours.

DATED AND POSTED this 6th Day of June, 2018.

Gila County Planning & Zoning Commission



Michelle Dahlke
Gila County Community Development

PENALTY FOR DEFACING POSTER PRIOR TO DATE OF HEARING

POSTING CERTIFICATE

File Number & Name

CPA-18-01 Gene Pendergraft
2-18-01

6273 W. Hardscrabble
mesa Rd.
Pine, AZ

Meeting of: ☒ P & Z Commission ☒ Board of Supervisors ☐ Board of Adjustment & Appeals

Meeting Date: 6/21/18

Number of Postings: 3

Date to be Posted: 6/6/18

Date Posted: 6-6-18

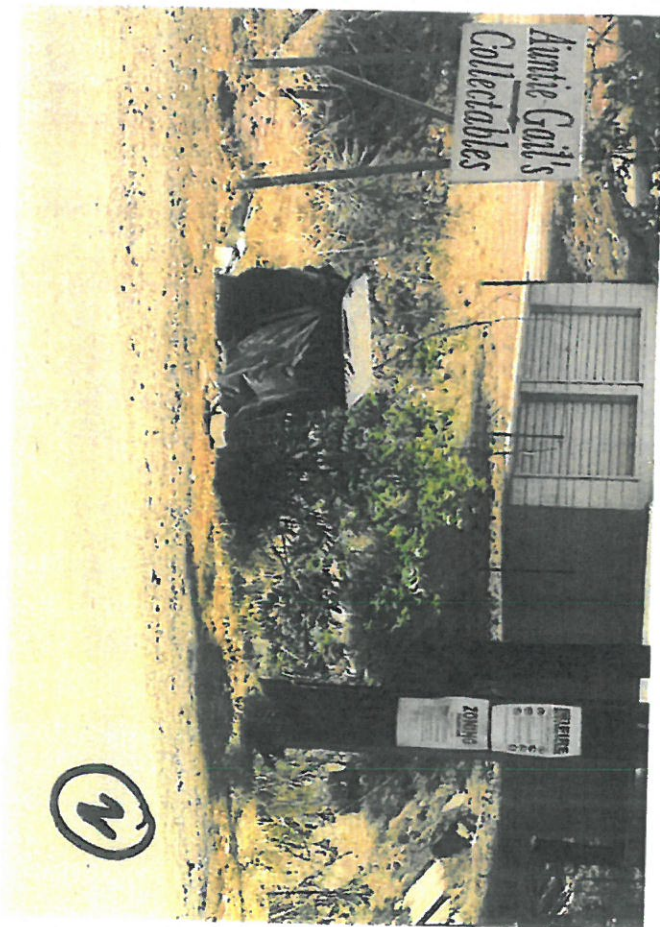
Location:

1. On Subject site posted on tree
2. Corner of Hardscrabble and Hall Dr. on tree
3. Corner of Hwy 87 and Hardscrabble Rd on Power Pole
4. _____
5. _____

By: Dale Fickel

POSTING INSTRUCTIONS (Per Par. A, A.R.S. Sec. 11-814)

Posting is to be no less than two places with at one notice for each ¼ mile of frontage along perimeter public rights-of-way, so notices are visible from the nearest public right-of-way.



LEGAL NOTICE

LEGAL NOTICE
GILA COUNTY
PLANNING AND ZONING
COMMISSION
AND THE GILA COUNTY
BOARD OF SUPERVISORS.
NOTICE IS HEREBY GIVEN
that the Gila County Plan-
ning and Zoning Commission
will hold a public hearing on
Thursday, June 21, 2018 at
10:00 A.M. The hearing will
take place in the Board of Su-
pervisors Conference Room,
located at 610 E. HWY 260,
Payson, AZ; and will be si-
multaneously telecast to the
Gila County Community De-
velopment Conference Room
at 745 N. Rose Mofford Way,
Globe, AZ. The Gila County
Board of Supervisors will hold
a public hearing on the fol-
lowing applications on Tuesday,
July 10, 2018 at 10 A.M. The
hearing will take place in the
Board of Supervisors Hear-
ing Room, located at 1400 E.
Ash St., Globe, AZ; and will be
simultaneously telecast to the
Board of Supervisors Con-
ference Room located at 610 E.
Hwy 260, Payson, AZ.

**Application to Amend the
Gila County Comprehensive
Plan;**

CPA-18-01 Gene Pend-
ergraft: An application to
amend the Land Use Desi-
gnation for Parcel 301-24-001,
located at 6273 W. Hard-
scrabble Mesa Rd., Pine,
Arizona currently designated
for residential development
to Neighborhood Commercial.
The purpose of this amend-
ment will allow the property
to be used for the making
and retail of woodworking. If
approved, this request will be-
come effective 30 days after
the approval at the Board of
Supervisors hearing.

Application to Rezone:
Z-13-01 Gene Pendergraft:
An application to amend the zoning designation for Parcel 301-24-001 located at 6273 W. Hardscrabble Mesa Rd., Pine, Arizona currently zoned R1L-D (Residence One District Limited) to TR (Transitional Residential). The purpose of this amendment will allow the property to be used for the making and retail of woodworking. If approved, this rezoning will become effective 30 days after the approval at the Board of Supervisors hearing.

The Board of Supervisors hearing date will be continued if the Planning and Zoning Commission has not given a recommendation. Interested persons may file a statement in writing for or against an appeal and be heard at the date set forth. Citizens can mail their statements to the addresses below.

Information on the above-mentioned cases is available for review in the Gila County Community Development Department located at 745 N. Rose Mofford Way, Globe, AZ or 608 E. Hwy 260, Payson, AZ during normal business hours. Comments can be sent to mdahlke@gilacountvaz.gov or (928) 402-8514 during normal business hours.

By:

Michelle Dahlke
Gila County Community
Development
Arizona Silver Belt
One Publication: June 6,
2018 Acct:
101556
One pub:06-06-18
LE1383

The above stated newspapers are published weekly in Globe, in the State of Arizona, and that the following described ✓ legal, or advertising was duly published.

NOTICE IS HEREBY GIVEN that the Gila County Planning and Zoning Commission will hold a public hearing on June 21, 2018 at 10:00 A.M. The hearing will take place in the Board of Supervisors Conference Room, HWY 260, Payson, AZ; and will be simultaneously telecast to the Gila County Community Development Center at 745 N. Rose Mofford Way, Globe, AZ. The Gila County Board of Supervisors will hold a public hearing on applications on Tuesday, July 10, 2018 at 10 A.M. The hearing will take place in the Board of Supervisors Conference Room located at 1400 E. Ash St., Globe, AZ; and will be simultaneously telecast to the Board of Supervisors Conference Room located at 610 E. Hwy 260, Payson, AZ.

A printed copy of said legal or advertising is attached hereto and was published in a regular edition of said newspaper (and not a supplement thereof) for 1 consecutive week in the _____ Silver Belt, and/ or the _____ San Carlos Apache Moccasin newspaper.

JUNE 6, 2018

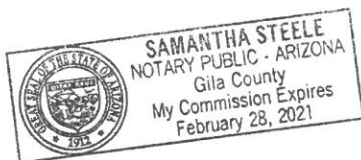
The dates of publication being as follows, to wit:

State of Arizona)

) SS:

County of Gila)

The foregoing instrument was acknowledged before me **June 06, 2018**, by Sherri J. Dav



Shenig Dan

One pub
LE1383

Samuel Gell

Not
McGinnis

Notary Public

My Commission Expires:

February 28, 2021

Berumen, Therese C

From: Dahlke, Michelle
Sent: Thursday, June 14, 2018 7:29 AM
To: Berumen, Therese C
Subject: FW: Gift Shop

Can you add this to the report as a letter in support? He has sent me a few more I will forward to you.

From: Gene Pendergraft [mailto:gpender8632@aol.com]
Sent: Wednesday, June 13, 2018 2:58 PM
To: Dahlke, Michelle
Subject: Fwd: Gift Shop

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Sent from my iPhone

Begin forwarded message:

From: Gene Pendergraft <gpender8632@aol.com>
Date: June 13, 2018 at 5:36:25 PM EDT
To: mdahlke@gilacountyaz.gov
Subject: Fwd: Gift Shop

FYI this note is from the owners of the cabin that's right next to our cabin.
Thanks
Gene P

Sent from my iPhone

Begin forwarded message:

From: JOE BONOW <jbonow@cox.net>
Date: June 3, 2018 at 1:13:11 PM EDT
To: Gene Pendergraph <raisinridersrule@yahoo.com>
Subject: Gift Shop
Reply-To: JOE BONOW <jbonow@cox.net>

To Gene & Leigh Pendergraft ,

This is Joe Bonow next door at 6271 W Lamina Ln. Sorry we could not make it down to the arts and crafts fair this weekend but we did want you to know we are in favor of your gift shop and look forward to stopping in from time to time. Best of luck to you guys!

Berumen, Therese C

From: Dahlke, Michelle
Sent: Thursday, June 14, 2018 7:30 AM
To: Berumen, Therese C
Subject: FW: Pine Cabin Creations

Another email in support for the packet.

From: Gene Pendergraft [mailto:gpende8632@aol.com]
Sent: Wednesday, June 13, 2018 2:58 PM
To: Dahlke, Michelle
Subject: Fwd: Pine Cabin Creations

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Sent from my iPhone

Begin forwarded message:

From: Gene Pendergraft <gpende8632@aol.com>
Date: June 13, 2018 at 5:38:28 PM EDT
To: mdahlke@gilacountyaz.gov
Subject: Fwd: Pine Cabin Creations

The note listed below is from Patrick the owner of Pine Joe coffee shop which is next to our property on hardscrabble Mesa Road.
Sent from my iPhone

Begin forwarded message:

From: Patrick Menzel <patrick.menzel@hotmail.com>
Date: May 28, 2018 at 2:56:31 PM EDT
To: "gpende8632@aol.com" <gpende8632@aol.com>
Subject: Pine Cabin Creations

Dear, Gene-

Nice chatting with you the other day and hearing about your new business venture at the county board meeting. After hearing you talk about the minimal engraving noise the machine will be making, I am 100% supportive and look forward to working together. If you need me to show support to help you in any way please let me know.

(62)

Gould, Robert

From: Mark Freeman <markafreeman2003@yahoo.com>
Sent: Wednesday, May 09, 2018 1:22 PM
To: Gould, Robert
Cc: Craig Freeman; J. Freeman
Subject: P & Z Hearing

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Mr. Gould, our parcel in Pine was notified regarding **parcel 301 24 001**: Who is intending to amend Zoning Ordinance from R1L-D12 to Transitional Residential. and create a business on the parcel. My questions are as follows:

Is this a common request? is this typically granted?

Can anyone request this and then you have multiple TR residences in an neighborhood?

Do you have a buffer or footage where there can be only so many in an area?

Once you allow a business in a neighborhood are they required to apply for a Tax Licence/ and subject to local regulations? like Fire inspections, County compliance regulations?

Again, could the whole road of Hardscrabble be these types of businesses.

Could they not find a suitable small rentable building in Pine to conduct business?

I'm not a believer that businesses should be in residential neighborhoods, where now they now conduct business, invite parking, where it could potentially bring more of an impact to the road ways. When this is more a retirement area.

Can you provide a link to the this ordinance for review?

Our families have owned properties in this area since the early 1950's. Your comments are welcomed Thank you

Mark A. Freeman
Woodland Walk lot #20
APN # 111-22-333 A

Berumen, Therese C

From: Mark Freeman <markafreeman2003@yahoo.com>
Sent: Monday, May 14, 2018 4:48 PM
To: Gould, Robert; Berumen, Therese C
Cc: Craig Freeman; J. Freeman
Subject: Rezoning parcel 301 24 001

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Mr. Gould, thank you for replying to my email.

We will not be able to attend the hearing please place this email in the P & Z documents. While the applicant has requested a zoning change, most all zoning changes place neighborhoods in precarious positions and with any zoning change they probably will not revert back to it's historical designation. I have had the opportunity to be appointed to Board of Adjustment for my city and now serve in an Elected position. Where like your selves we hear zoning changes every week, these are vetted by Staff and then the Board of Supervisors and either supported or not. Our Family concern is how the nature of neighborhoods change with zoning alternatives, regardless how small the business is, there are always other methods to do a business. I am sure there is a small business area down the street on Hardscrabble to house this type of business. as indicated in the narrative.

We do not approve of this business or any on a Residentially zoned property.

The lot would have 3-5 parking places? in a neighborhood? Invite additional traffic to the area.

Is the proposed outside structure Permitted? Have a building permit it will have electricity? It's not shown on the application. Site plan? denotes parking.

Most Communities would not allow a business type to be rezoned in the front of any parcel, they do not allow any building to be in front of the homes setbacks, your just setting the template for others to do the same when across the street or even elsewhere in the Community he can set up business.

As a note our families have owned properties in Pine sine 1951 we do love the area and its historical designations and being a place where you can just get away. Thank you for your consideration

Gould, Robert

From: S and S <skipsuepine@gmail.com>
Sent: Sunday, May 13, 2018 12:59 PM
To: Gould, Robert
Subject: Rezoning request 6273 W. Hardscrabble Mesa Rd., Pine, AZ

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Re: Zoning change request for 6273 W. Hardscrabble Mesa Rd., Pine AZ

Dear Mr. Gould:

Rezoning residential to Transitional Residential may adversely impact the residential quality of this neighborhood. However, a quiet business that meets the stipulations for Transitional Residential may prove to be acceptable- a small professional type business. However, approving a business that includes wood working does not appear to fit the transitional residential requirements let alone the requirements for residential properties.

This business proposal seems to be a combination of industrial with a retail facility. The noise and sawdust combined with the additional neighborhood trash and congestion associated with a retail outlet would adversely impact the neighborhood.

Your consideration in preserving the neighborhood's residential zoning would be greatly appreciated.

Susan and Harry Bizek
PO Box 1401
Pine, AZ 85544
928-476-3989

(65)



stjude.org

RECEIVED

MAY 15 2018

5-5-18

To Whom It may concern:

In regards to the business

proposed (Parcel # 301-24-00)

causing a change in zoning

on Hardacre Rd. in Pina,

Ariz. I believe this would be

next to Pina, and the

neighborhood generally.

(over)



Ms Beth Brewer
1356 S 30 E
Payson, UT 84651

SALT LAKE CITY UT 840

09 MAY 2018 PM 4 L

Andrew Rice - owner



RECEIVED

MAY 15 2018

Robert Gould
(Planner)

608 E. Hwy 260

Payson, Arizona 85541

attn: For Zoning



These little, small businesses enhance the personal quaintness of Pine, as well as enhancing the village distinctively. The only problem with this situation I can see would be traffic congestion of parking cars or of overrunning boundaries for parking. If these could be controlled, I see no disruption of the peace of the neighborhood or of Hardscrabble Rd.

Sincerely,

Beth Brewer

Andrew Rice -
owner of 6257
Pine & 1st St.
Pine, Ar.

RECEIVED
MAY 17 2018

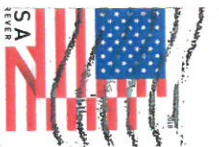
5-12-18

Dear Mr. Gould,

We support your concern and object to the rezoning application from Gene and Leigh Pedergraft at 6273 W. Hardscrabble Mesa Road for their proposed retail business at that residential location.

It's great to learn of your concern for the residential property owners who like the community of Pine's designated quiet residential areas where we own family property since the 1950's.

Sincerely,
Susan Lines



Berumen, Therese C

From: Gould, Robert
Sent: Tuesday, May 22, 2018 6:54 AM
To: Berumen, Therese C
Subject: FW:

From: 9286000422@pixmbl.com [mailto:9286000422@pixmbl.com]
Sent: Thursday, May 17, 2018 12:02 PM
To: Gould, Robert
Subject:

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Sent from my mobile.

Dear Mr. Gould

I am writing in opposition to the proposed zoning change at 6273 West Hardscrabble Road in Pine. Myself and my family have lived at 6240 West La Mina Lane for 34 years, less than 500 feet from the Pendergrafts, who are proposing the change.

We did not receive any notice from the county as to the zoning proposal, and only became aware of it from an unsigned letter received yesterday, stating the time and date of the hearing, which was today. As I work as a school bus driver, and my mother is out of state taking care of her sister diagnosed with cancer, we would not have been able to make the hearing regardless.

But we both believe the added traffic and constant use of machinery would disturb the quiet residential neighborhood we've worked hard to preserve over the years. We have many species of birds and other wildlife who call the area home who would also be disturbed by the change from residential zoning.

I hope you consider the industrial effect the zoning change would have in a residential neighborhood, and we would urge you to deny the zoning change.

If you would, please let me know you received this correspondence (as I had trouble connecting with the county number this morning), and please update me at this address with any new developments in this matter.

Sincerely,
Charles Seiverd
Gertrud Seiverd
6340 West La Mina Lane
PO Box 734
Pine AZ 85544
(928) 600-0422

69

Berumen, Therese C

From: Carmen Wailes <cwailes@psfd.az.gov>
Sent: Thursday, May 10, 2018 1:14 PM
To: Gould, Robert
Subject: Rezoning Letter
Attachments: Gila County Rezoning Letter.pdf

CAUTION: Since this email originated from outside of Gila County, please be careful when deciding to click links or open attachments.

Mr. Gould,

Here is the letter that appears to be coming from your office/you.

I am extremely surprised at the language used to convey the type of business that Mr. Pendergraft is wishing to open. According to what we saw at the Fire Department here in Pine, it is NOTHING like what is described in this letter.

Thank you for taking the time to address this situation.

Sincerely,

Carmen Wailes - Office Manager
Pine Strawberry Fire District
(928) 476-4272
cwailes@psfd.az.gov

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**GILA COUNTY
REZONING
OPEN IMMEDIATELY**

PHOENIX AZ 852

07 MAY 2018 PM 3 L



301-21-019
Pine/Strawberry Fire Dept
c/o David Staub
PO Box 441
Pine, AZ 85544

85544-044141



May 6, 2018

Dear Homeowner:

The property located at 6273 West Hardscrabble Mesa Road, owned by Gene and Leigh Pedergraff are applying for rezoning from residential to TR which is transitional residential. This means that their proposed business should match the flow and the ambience of the area as well as TR stipulations.

The proposed business states that it will be open from 8:30 a.m. to 6:00 p.m. for retail hours. This facility will be using laser and wood cutting equipment to produce wood-engraved souvenirs (which have been detailed as outside displays) and does not necessarily restrict the hours of manufacturing. TR zoning does not allow this type of production in its zoning regulations.

Cutting wood is by its nature loud and produces great amounts of sawdust. Imagine the quiet atmosphere of the residents and business environment as it is presently, will be interrupted on a daily basis by the constant screaming and noise level of wood-cutting equipment (saws, routers, planers, lasers, sanders, air compressors and the smell of varnish and toxic chemicals used.) These are all not detailed in the rezoning application.

We, as concerned residents, ask that you contact the Gila County Zoning, Bob Gould, with your objections to this type of neighborhood infiltration of a business that does not fit the residential and commercial setting.

The county hearing date is Thursday, May 17 at 10:00 a.m. at the Board of Supervisors Conference Room at 610 E. State Hwy260, Payson AZ, if you wish to attend and provide comments.

Or, you may contact Bob Gould by phone, email or letter at the following:

Bob Gould
Planner
Gila County Community Development
608 E. Hwy 260
Payson, AZ 85541
(928) 474-9276 (928) 408-8512
Fax (928) 474-0802
rgould@gilacountyaz.gov

Your support is imperative to retain our community's quiet integrity. Without your voice and clarity to these types of rezoning application and changes will impact Pine forever and once it's approved, there's no going back.